



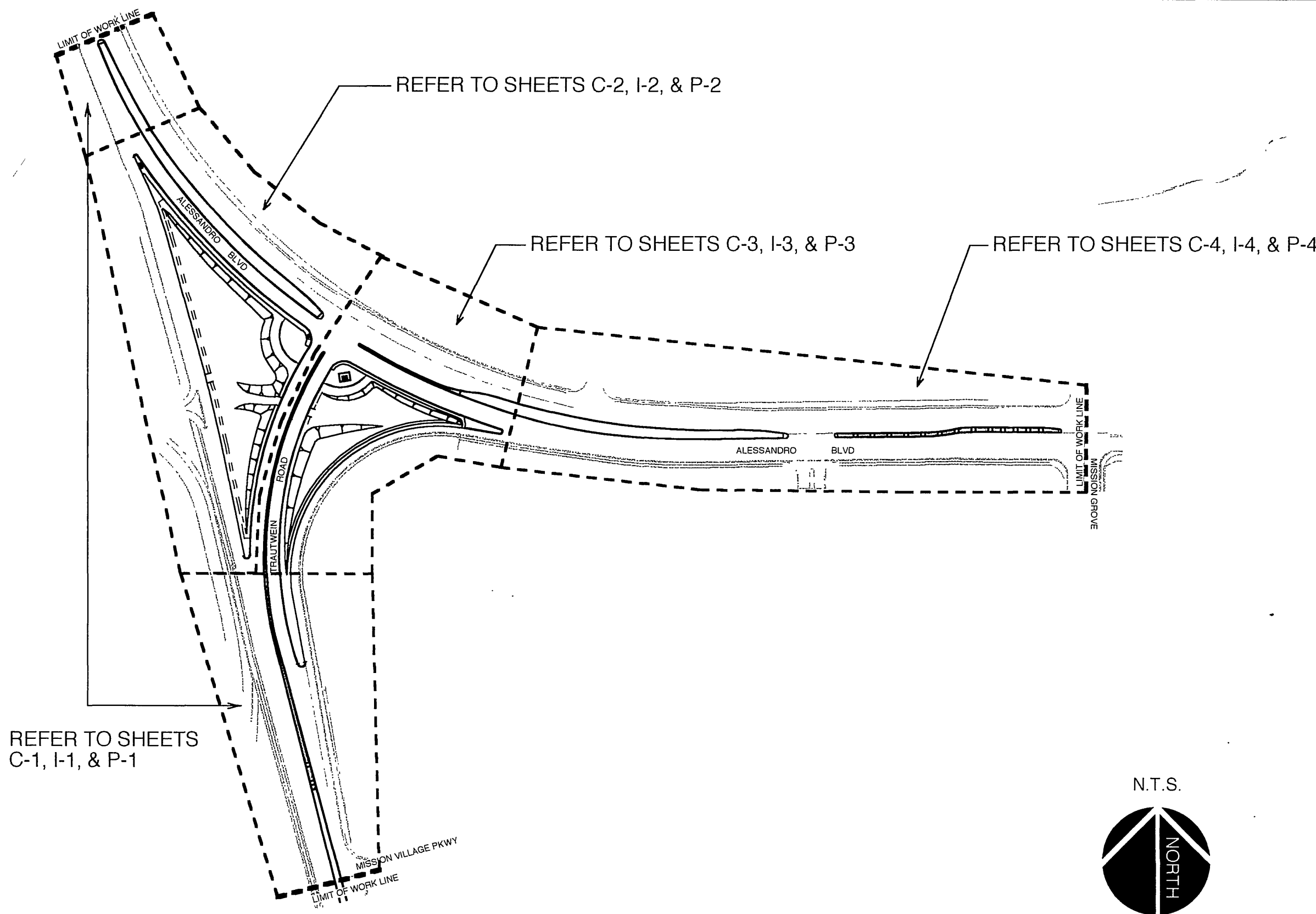
LANDSCAPE ARCHITECTURAL CONSTRUCTION DOCUMENTS
FOR
ALESSANDRO BLVD. & TRAUTWEIN RD.
MEDIAN ISLANDS

City of Riverside, California

SHEET KEY MAP:

ABBREVIATIONS:

SHEET INDEX:



A.B. Anchor Bolt
A.C. Asphaltic Concrete
Adj. Adjacent
Alt. Alternate
Arch. Architect
Auto Automatic
Blg. Building
Blk. Black
B.M. Bench Mark
B.S. Bottom of Steps
C.B. Catch Basin
C.F. Cubic Foot
C.I. Cast Iron
C.I.P. Cast Iron Pipe
C.J. Cold Joint
C.L. Center Line
Clearance
C.D. Clean Out
C.M.P. Corrugated Metal Pipe
Comp. Compacted
Con. Concrete
Cont. Continuous
Ct. Center
Ct. Sink Counter Sink
D.D. Deck Drain
D.F. Douglas Fir
D.G. Decomposed Granite
Dia. Diameter
Dim. Dimension
Det. Detail
Ea. Each
E.J. Expansion Joint
Elec. Electric
Elev. Elevation
Eng. Engineer
Esp. Esp. Metal
Eq. Equal
E.W. Each Way
E.W.W.M. Electric Welded Wire Mesh
Exp. Exposed
F.F. Finish Floor Elevation
F.G. Finish Grade
F.H. Fine Hydrant
Fin. Finish
F.L. Flow Line
Flt. Flat
F.O.C. Face of Curb
F.S. Finish Surface
Ftg. Footing
Ftn. Fountain
Ga. Gauge
Galv. Galvanized
G.C. Ground Cover
G.I. Galvanized Iron
H.B. Header Board
Hdz. Brd. Horizontal
H.P. High Point
Hgt. Height
I.D. Inside Diameter
Inv. Invert

Int. Integral
J. Box Junction Box
Jts. Joints
L.A. Landscape Architect
Lic. Licensed
L.P. Low Point
Max. Maximum
M.B. Machine Bolt
Mech. Mechanical
Med. Medium
Min. Minimum
M.H. Manhole
Multi. Multibranched
Nat. Natural
N.I.C. Not in Contract
O.C. On Center
O.D. Outside Diameter
P.A. Planting Area
Perf. Perforated
P.O.C. Point of Connection
P.S.I. Pounds Per Square
P.T. Pressure Treated
P.V.C. Poly Vinyl Chloride
R. Radius
R.C.P. Reinforced Concrete
Rebar. Reinforcing Bar
Ren. Required
Ret. Retardant
Rgh. Rough
R.S. Rough Sawn
R.S.P. Rough Sawn Redwood
Rwd. Redwood
Sch. Schedule
S.F. Square Foot
Sh. Sheet
Sh. Mt. Sheet Metal
Sim. Similar
S.L. Spline
Smth. Smooth
Specs. Specifications
Sq. Square
Stl. Steel
T.A.D. Top of Area Drain
T.B. Top of Berm
T.C. Top of Curb
T.D. Top of Drain
T.G. Top of Grate
T.G.D. Top of Grate Drain
Thk. Thick
T.P. Top of Paving
T.P.C. Top of Poll Coupling
T.S. Top of Steps
T.W. Top of Wall
Twl. Trowel
Typ. Typical
Vert. Vertical
W. Width
W/O. Without
W.S. Water Surface

T-1	TITLE SHEET
C-1	CONSTRUCTION PLAN
C-2	CONSTRUCTION PLAN
C-3	CONSTRUCTION PLAN
C-4	CONSTRUCTION PLAN
C-5	CONSTRUCTION DETAILS
I-1	IRRIGATION PLAN
I-2	IRRIGATION PLAN
I-3	IRRIGATION PLAN
I-4	IRRIGATION PLAN
I-5	IRRIGATION DETAILS
P-1	PLANTING PLAN
P-2	PLANTING PLAN
P-3	PLANTING PLAN
P-4	PLANTING PLAN
P-5	PLANTING DETAILS
S-1	CONSTRUCTION SPECIFICATIONS
S-2	PLANTING & IRRIGATION SPECIFICATIONS

VICINITY MAP:

OWNER:

Regional Properties
1875 Century Park East
Suite 820
Century City, CA 90067
(310) 553-1776
Mr. Alex Lowy

CONSULTANTS:

ARCHITERRA DESIGN GROUP
LANDSCAPE
ARCHITECTURE
SITE PLANNING
10630 Town Center Dr.
Suite 128
Rancho Cucamonga
CA 91730
(909) 484-2800
Fax (909) 484-2802
Richard Krumwiede
CA Lic. #2834 AZ Lic. #28115
NV Lic. #446 TX Lic. #1884



THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT ELECTRIC OVERHEAD AND UNDERGROUND	
APPROVED FOR ELECTRICAL SERVICE TO IRRIGATION CONTROLLER AT LOCATION SHOWN	APPR. DATE

APPROVED BY WESTERN MUNICIPAL WATER DISTRICT FOR CONSTRUCTION	
CIVIL ENGINEER NO. 48212	APPR. DATE
VOID AFTER ONE YEAR FROM THIS DATE	

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	4/26/00	R. Mc Math	PUBLIC WORKS DIRECTOR
PARK DEPARTMENT	4/26/00		
TRAFFIC DIVISION			
DESIGNED BY J.B.G.	DRAWN BY J.B.G.	CHECKED BY J.A.F.	P.W. ENGINEERING MGR. 6/1/00
DATE 6-12-2000			

TITLE SHEET
ALESSANDRO BLVD. &
TRAUTWEIN RD.
MEDIAN ISLANDS

ACCOUNT NO.
R-3056-L2
T-1
SHEET 1 OF 18

CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN'S OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAYNOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO A FAILURE TO GIVE SUCH NOTIFICATION.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SUB- CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.
- 4. SEE GRADING PLANS FOR VERTICAL CONTROL.
- 5. CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED. REFER TO IRRIGATION PLANS.
- 6. PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL SUFFICIENTLY COMPACT THSUBGRADE AND PROVIDE SUBSURFACE PREPARATION PER SPECIFICATIONS.
- 7. CONCRETE SURFACES SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCDIPS, ABRUPT CHANGES, AND SHARP TRANSITIONS.
- 8. ALL CURVILINEAR WALKS, CURBS, HEADERBOARDS, AND WALLS SHALL HAVE A CONTINUOUS SMOOTH CURVE WHERE APPLICABLE. ALL FORMS MUST BE INSPECTED AND APPROVED PRIOR TO BEGINNING THAT PHASE OF WORK.
- 9. IF IN THE FIELD, SCALED DIMENSIONS CONFLICT WITH STATED GRADES AND/OR ELEVATION, SEE DESIGN ELEVATION SHALL TAKE PRECEDENCE.

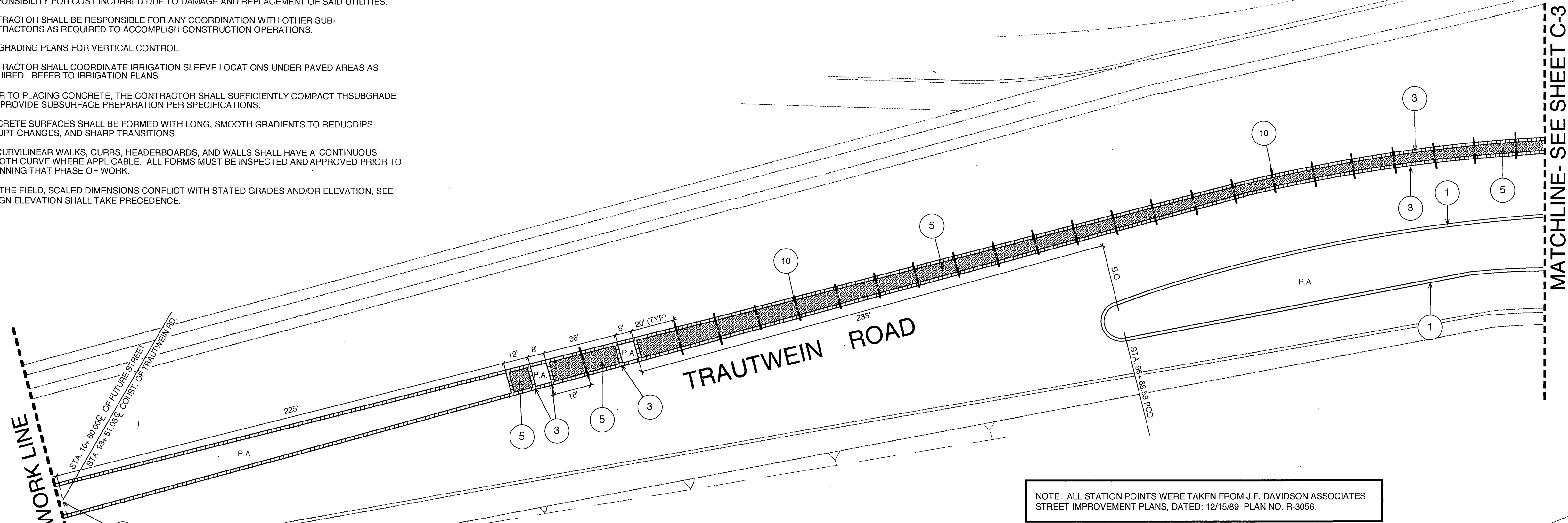
WMWD REQUIREMENTS

WESTERN MUNICIPAL WATER DISTRICT INSPECTOR TO APPROVE LOCATION OF ALL LANDSCAPING AT TIME OF INSTALLATION WITHIN WMWD EASEMENT.

ANY DAMAGE CAUSED BY WMWD TO LANDSCAPE (MOW STRIPS, SPRINKLER SYSTEMS OR VEGETAION) DURING SYSTEM MAINTENANCE OR REPAIRS SHALL BE REPLACED BY OWNER AT OWNERS EXPENSE.

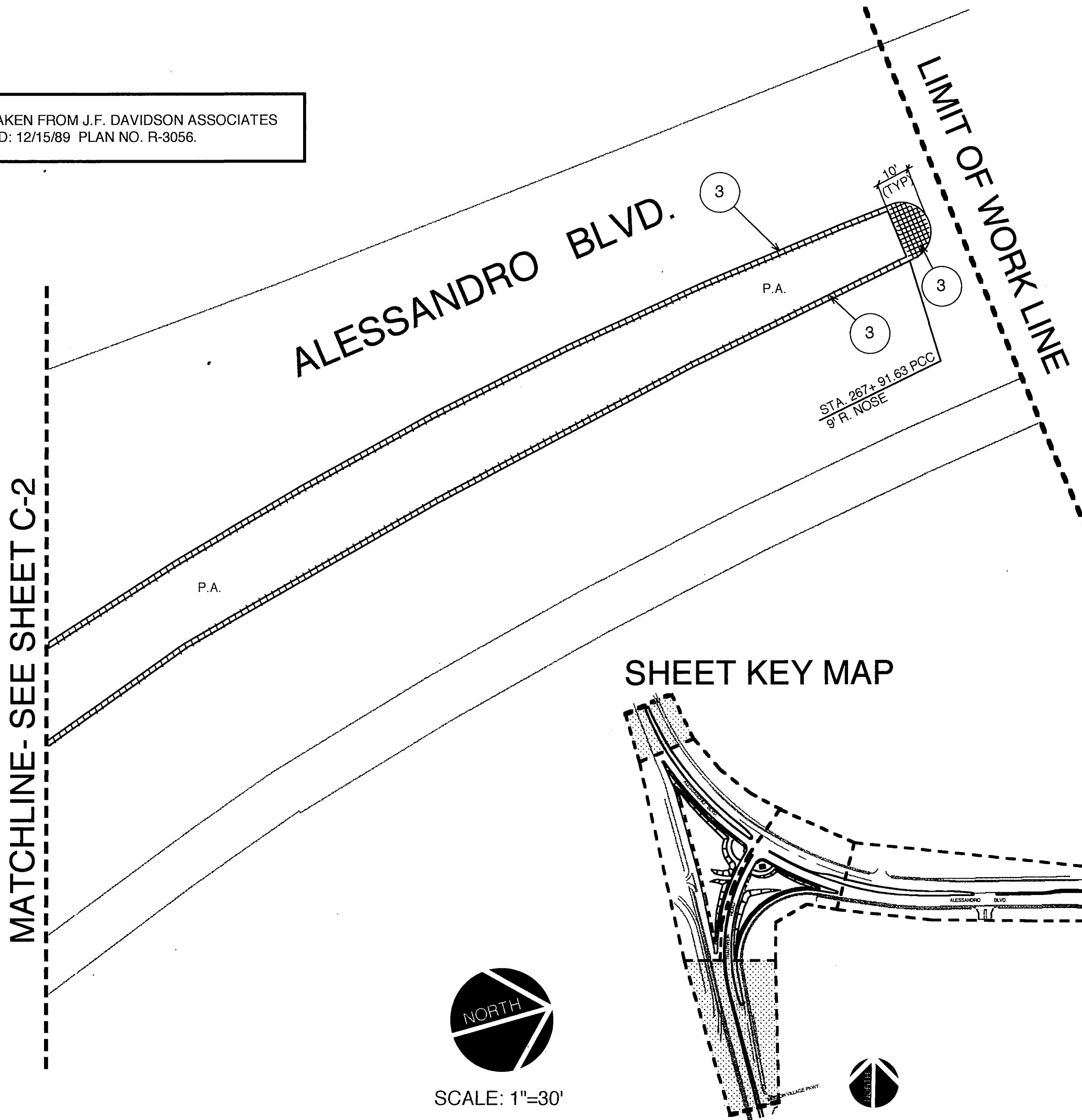
PUBLIC WORKS NOTES:

- 1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APURTENANCES AND AT NO COST TO THE CITY.
- 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- 4. THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- 5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE- ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- 7. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE #1-800-227-2600 TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- 8. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- 9. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS
- 10. STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOPS SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
- 11. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.



CONSTRUCTION LEGEND

- 1. EXISTING CONCRETE CURB.
- 2. EXISTING SIDEWALK.
- 3. ISLAND NOSES AND MEDIAN BANDS TO BE 4" THICK SLAB ON GRADE, 3,000 PSI DESIGN MIX. BOMANITE 12"x12" TILED PATTERN STAMPED CONCRETE, OR AN APPROVED EQUAL. INTEGRAL COLOR NO. C-22, CORAL RED CHROMIX ADMIXTURE BY L.M. SCOFIELD. TEXTURE- FINE BROOM FINISH, PERPENDICULAR TO STREET. SEE DETAILS B&I, SHEET C-5.
- 4. RAISED MEDIAN AREAS ALONG TRAUTWEIN ROAD TO BE 4" THICK SLAB ON GRADE, 3,000 PSI DESIGN MIX. ASHLAR SLATE BOMACRON PATTERN BY BOMANITE, OR AN APPROVED EQUAL. DUST-ON COLOR NO. A-85, MUTED GREEN LITHOCHROME COLOR HARDENER BY L.M. SCOFIELD. RELEASE COLOR NO. A-57, PLATINUM GRAY BY L.M. SCOFIELD. TEXTURE- ASHLAR SLATE BOMACRON. SEE DETAIL B&H, SHEET C-5.
- 5. RAISED MEDIAN AREAS ALONG ALESSANDRO AVENUE TO BE 4" THICK SLAB ON GRADE, 3,000 PSI DESIGN MIX. ASHLAR SLATE BOMACRON PATTERN BY BOMANITE, OR AN APPROVED EQUAL. DUST-ON COLOR NO. A-51,STEADMAN BUFF LITHOCHROME COLOR HARDENER BY L.M. SCOFIELD. RELEASE COLOR NO. A-55, PECAN TAN BY L.M. SCOFIELD. TEXTURE- ASHLAR SLATE BOMACRON. SEE DETAIL B&H, SHEET C-5.
- 6. CONSTRUCT CONCRETE MOWCURB. PER DETAIL C, SHEET C-5. SEE SHEETS C-1, C-2 & C-3 FOR LOCATION.
- 7. INSTALL A MEYERS ELECTRIC METERED PEDESTAL FOR MONUMENT SIGN LIGHTS. SEE DETAILS E&G, SHEET C-5.
- 8. 6' PRECAST CONCRETE MONUMENT CUBE. SEE DETAILS E&G, SHEET C-5.
- 9. EXISTING HANDICAP RAMP.
- 10. 1/2" THICK FULL POLYFOAM EXPANSION JOINT. SEE DETAIL H, SHEET C-5.
- 11. 4" LAYER 3/4" CRUSHED GRAVEL.
- 12. CONTRACTOR TO INSTALL WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STANDARDS.



Underground Service Alert



Call: TOLL FREE
**1-800
227-2600**

TWO WORKING DAYS BEFORE YOU DIG

PLAN CROSS REFERENCES

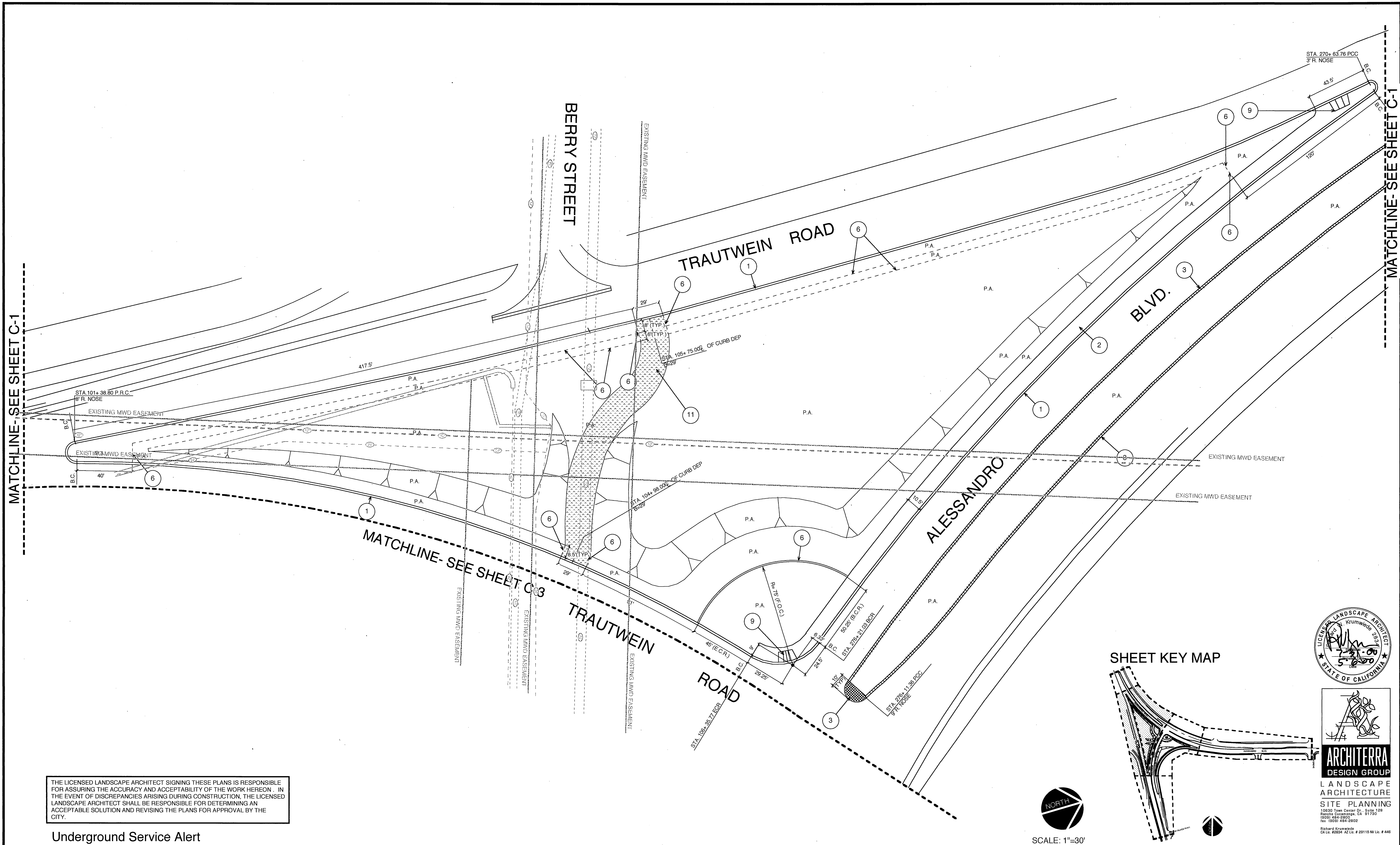
FOR NOTES AND LEGENDS, SEE SHEET C-1
FOR DETAILS, SEE SHEET C-5
FOR SPECIFICATIONS, SEE SHEET S-1
FOR CORRESPONDING IRRIGATION PLAN SEE SHEET I-1
FOR CORRESPONDING PLANTING PLAN SEE SHEET P-1

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT				CONSTRUCTION PLAN ALESSANDRO BLVD. & TRAUTWEIN RD. MEDIAN ISLANDS		ACCOUNT NO. R-3056-L2 C-1 SHEET 2 OF 18
APPROVED BY PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION		DATE 6/16/00 6/16/00	BY R. Mc Bratz PUBLIC WORKS DIRECTOR	DATE 6-12-2000		HORIZ. SCALE: 1" = 30' VERT. SCALE: 1" =
MARK	DESIGNED BY L.H.	DRAWN BY L.H.	CHECKED BY R.W.K.			

INDEXED 7-17-2000 4-11

MATCHLINE- SEE SHEET C-1

MATCHLINE- SEE SHEET C-1



THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

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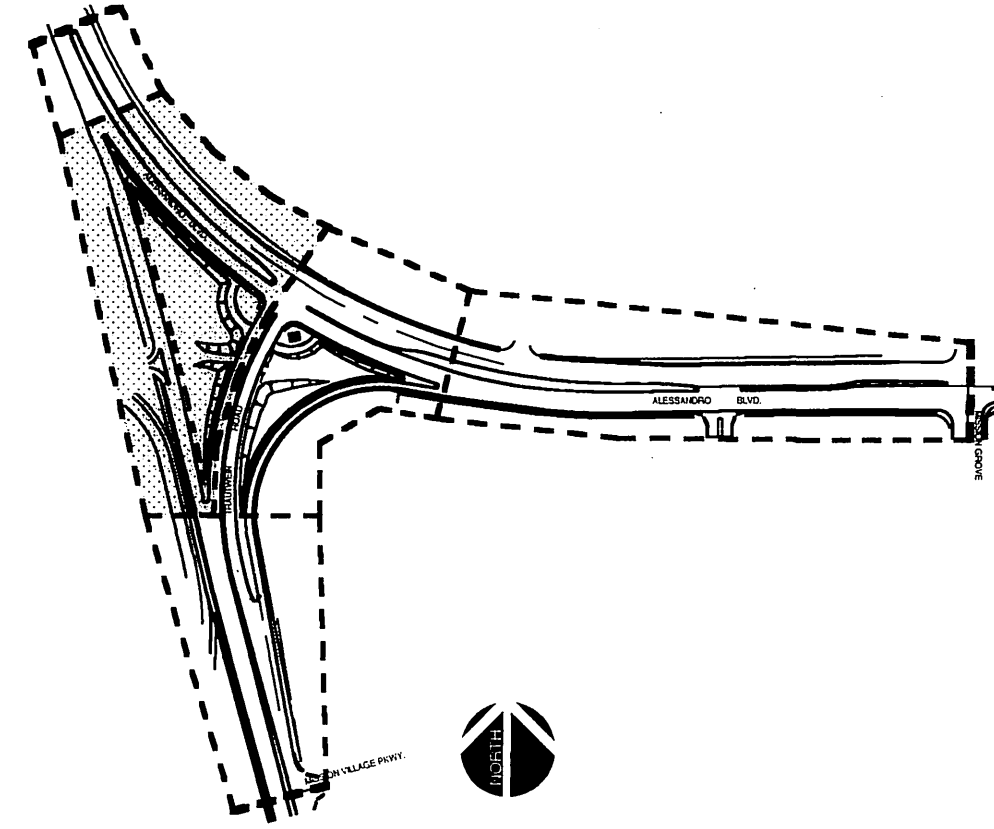
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FOR SPECIFICATIONS, SEE SHEET S-1
FOR CORRESPONDING IRRIGATION PLAN SEE SHEET I-2
FOR CORRESPONDING PLANTING PLAN SEE SHEET P-2

SHEET KEY MAP



ARCHITERRA
DESIGN GROUP
LANDSCAPE
ARCHITECTURE
SITE PLANNING
10930 Town Center Dr., Suite 128
Riverside, California, CA 92504
(951) 484-2800
Fax: (951) 484-2802
Richard Krumwiede
CA Lic. #2834 AZ Lic. #29115 W Lic. #446

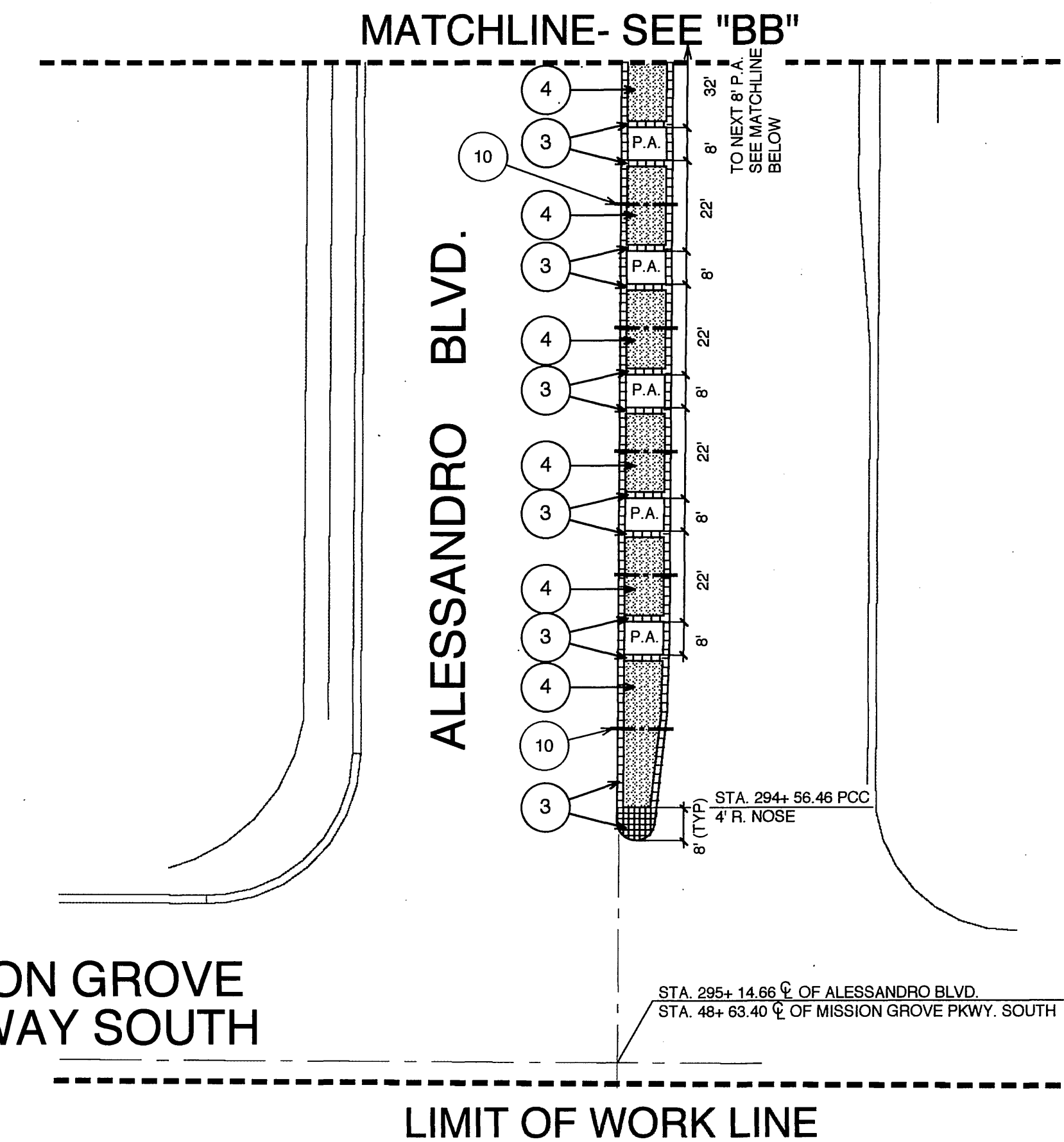
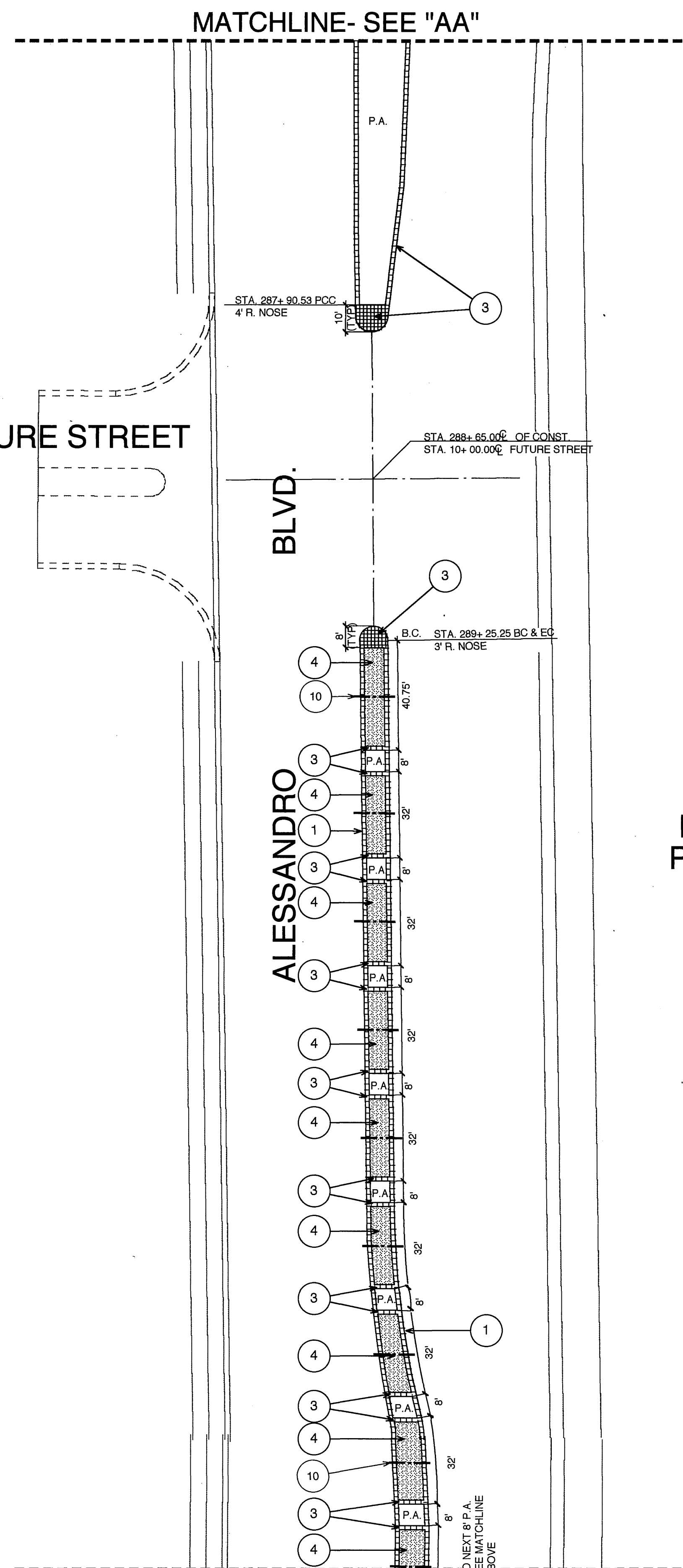
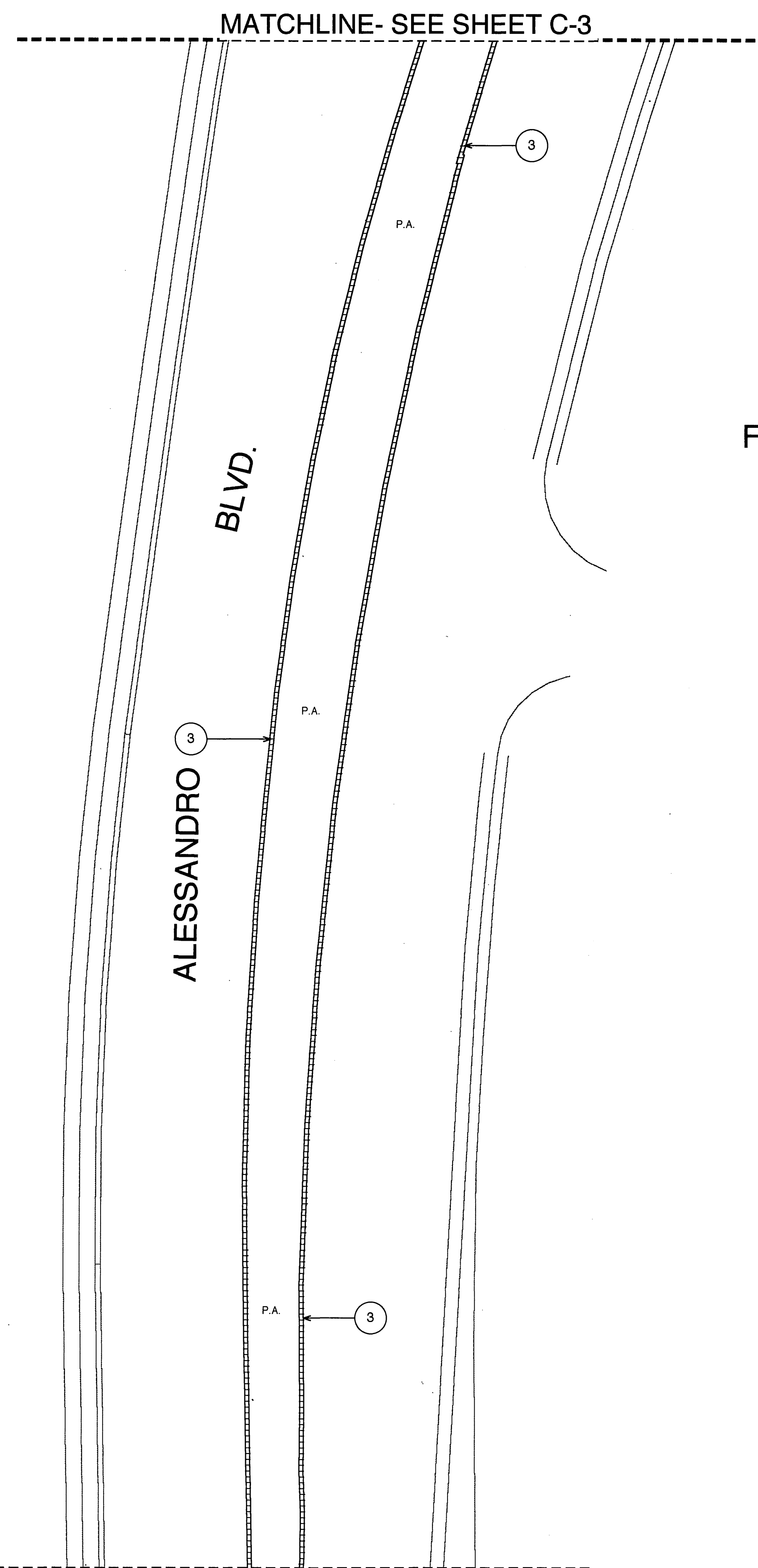
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	6/6/2000	RL	R. Mc Bratt
PARK DEPARTMENT	6/6/2000	RL	PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION			
P.W. ENGINEERING MGR.	6/7/00	RL	DATE C-12-2000
MARK	DESIGNED BY L.H.	DRAWN BY L.H.	CHECKED BY R.W.K.
REVISIONS	APPR.	DATE	

CONSTRUCTION PLAN ALESSANDRO BLVD. & TRAUTWEIN RD. MEDIAN ISLANDS		ACCOUNT NO. R-3056-L2 C-2
HORIZ. SCALE: 1"=30'		SHEET 3 OF 18
VERT. SCALE: 1"=		

INDEXED 7-17-2000

PC-3348-M2

THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



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**1-800
227-2600**

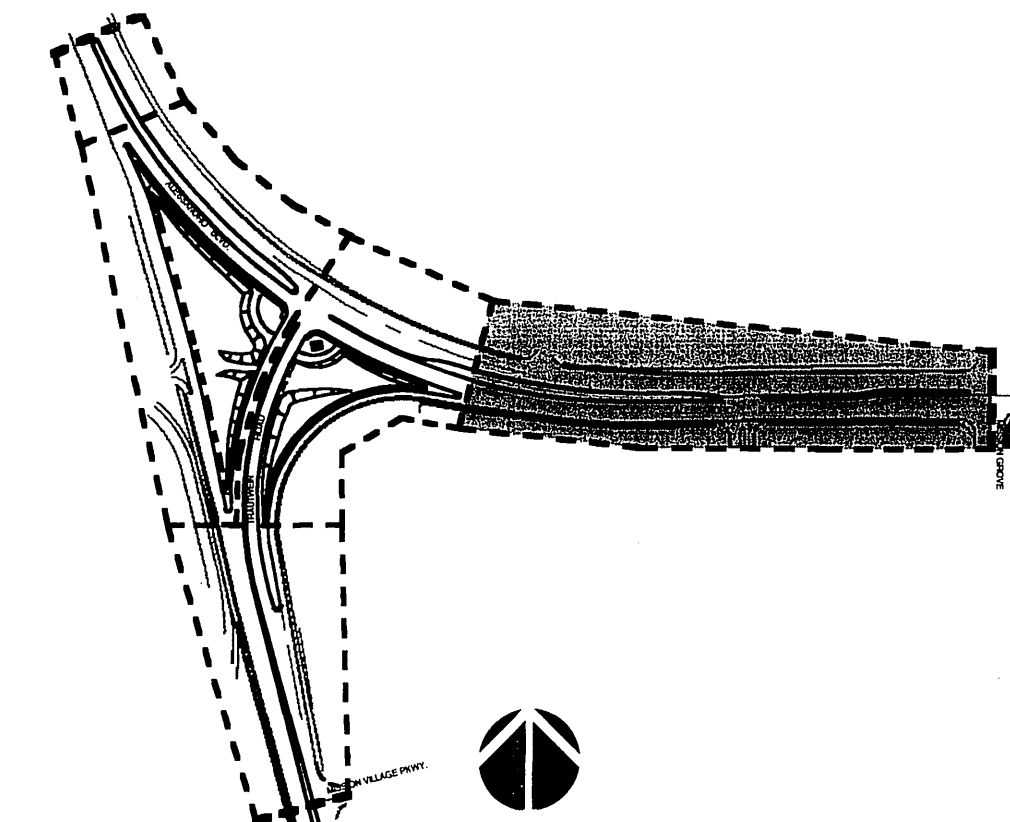
TWO WORKING DAYS BEFORE YOU DIG

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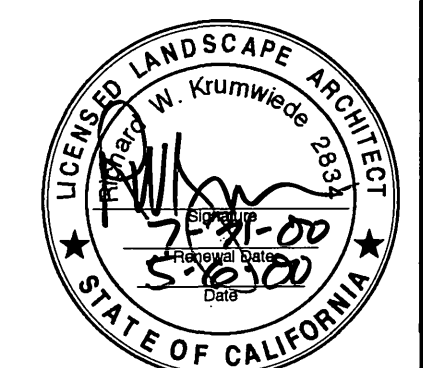
FOR NOTES AND LEGENDS, SEE SHEET C-1
FOR DETAILS, SEE SHEET C-5
FOR SPECIFICATIONS, SEE SHEET S-1
FOR CORRESPONDING IRRIGATION PLAN SEE SHEET I-4
FOR CORRESPONDING PLANTING PLAN SEE SHEET P-4

				<h1 style="text-align: center;">CITY OF RIVERSIDE</h1> <h2 style="text-align: center;">PUBLIC WORKS DEPARTMENT</h2>			
				APPROVED BY	DATE	BY	APPROVED BY
				PRINCIPAL ENGINEER	4/6/2000	2	R. McSwartz
				PARK DEPARTMENT	05/26/00	20	PUBLIC WORKS DIRECTOR
				TRAFFIC DIVISION			
				P. W. ENGINEERING MGR			
				DATE 6-12-2000			
MARK	REVISIONS			APPR.	DATE		
DESIGNED BY L.H.	DRAWN BY L.H.	CHECKED BY B.W.K.					

SHEET KEY MAP



SCALE: 1"=30'



**LANDSCAPE
ARCHITECTURE
SITE PLANNING**

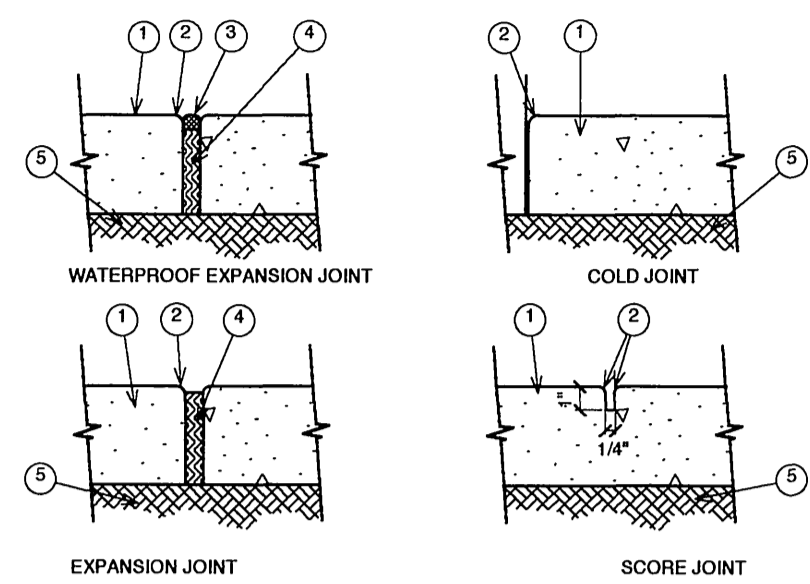
10630 Town Center Dr., Suite 128
Rancho Cucamonga, CA 91730
(909) 484-2800
fax (909) 484-2802

Richard Krumwiede
Principal

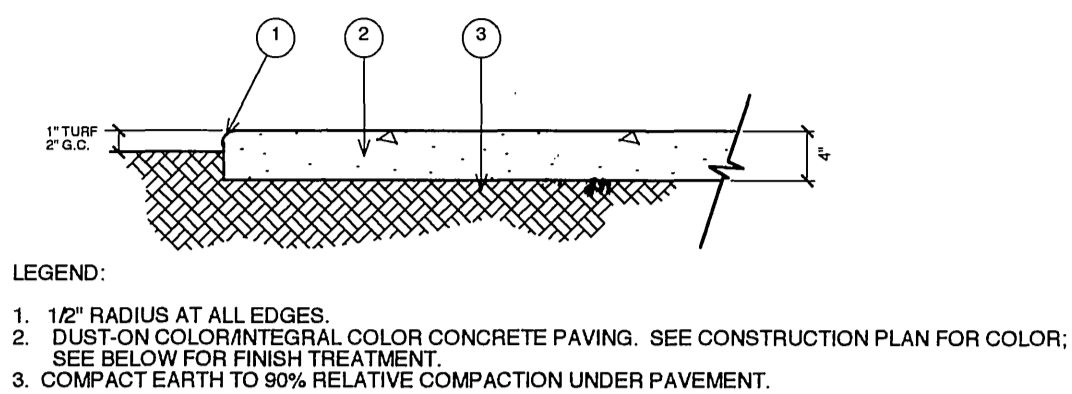
ACCOUNT NO.
<p>R-3056-L2</p> <p>C-4</p>
SHEET <u>5</u> OF <u>18</u>

PC-3348-M2

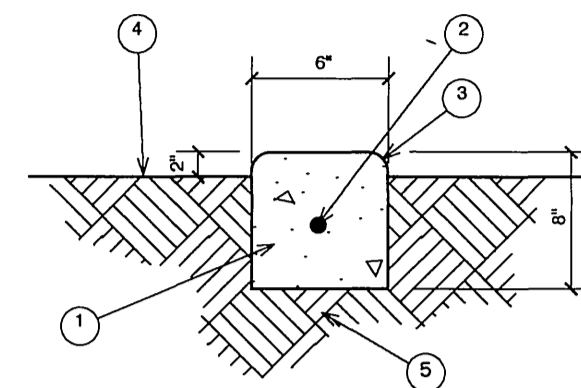
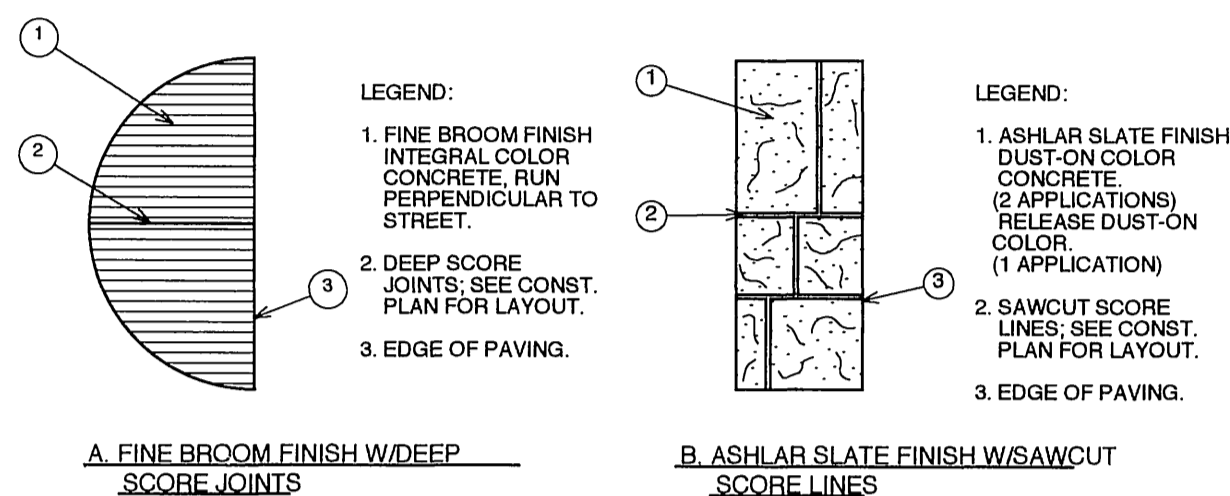
INDEXED 7-17-2000 Gtl



- LEGEND:
1. CONCRETE PAVING.
 - 1/4" TOOLED RADIUS.
 3. WATERPROOF SEALANT, COLOR TO MATCH PAVING. SUBMIT COLOR SAMPLES PRIOR TO INSTALLATION.
 - 1/2" POLY FOAM EXPANSION JOINT W/TEAR-AWAY TOP, SEE SPECS.
 5. COMPACTED SUB-GRADE PER SOILS REPORT.



NOTE: CONTRACTOR SHALL POUR AND FINISH A 2'X2' SQUARE SAMPLE OF EACH TYPE OF FINISH FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LAND. ARCH.



- LEGEND:
1. POURED CONCRETE MOW STRIP WITH FINE BRUSH FINISH.
 2. #3 REBAR CONTINUOUS SET @ MID-DEPTH.
 - 1/2" BULLNOSE (TYPICAL).
 4. FINISH GRADE.
 5. 90% COMPACTED SUB-GRADE.

NOTE: INSTALL CONTROL JOINTS @ 8'-0" O.C. MAX. SPACING AND AT ALL END OF CURB RETURNS.

A CONCRETE JOINTS

SCALE: N.T.S.

B CONCRETE FINISH

SCALE: N.T.S.

C CONCRETE MOWCURB

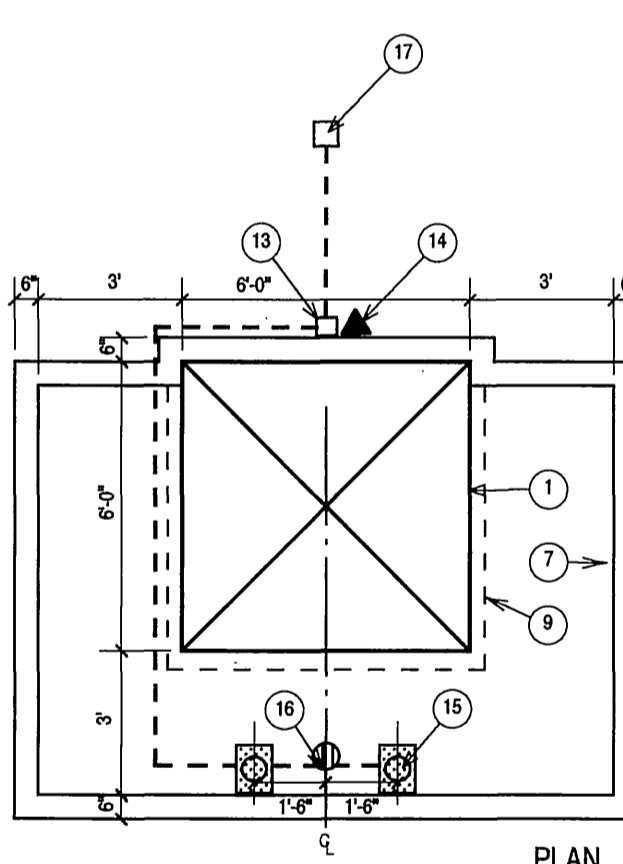
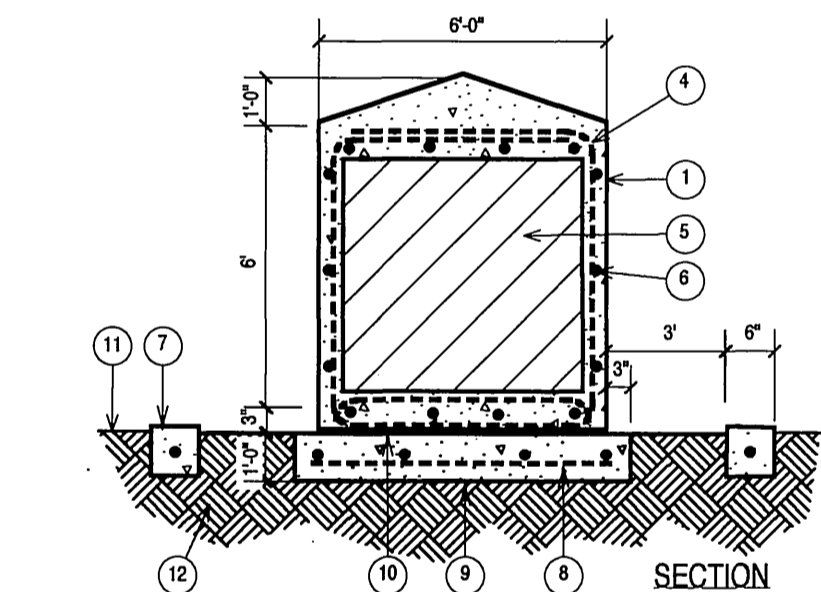
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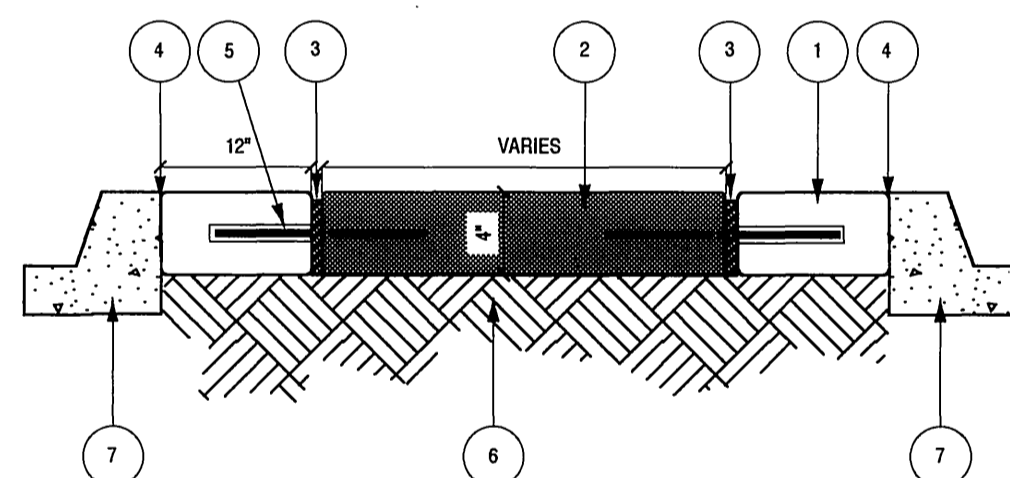
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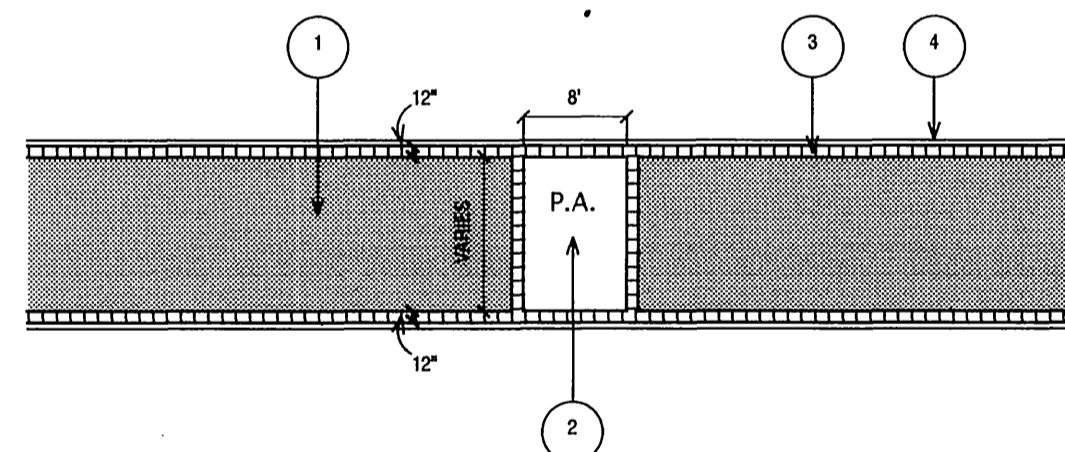
SCALE: N.T.S.



- LEGEND:
1. PRECAST CONCRETE ENTRY MONUMENT AVAILABLE FROM DURA ART STONE. CONTACT BOB DUNCAN @ (714) 350-9000. FINISH TO BE NATURAL COLOR CONCRETE WITH SMOOTH TROWEL FINISH. MONUMENT TO RECEIVE TWO COATS OF WHITE EXTERIOR MASONRY PAINT.
 - 2' X 2' LOGO ON COLOR FIELD, FIELD RECESSED 2". LOGO RAISED 1" FROM FIELD.
 - 1" RECESSED LETTERS TO RECEIVE 2 COATS OF THEME COLOR. LETTERS AND LOGO TO BE ON STREET FACE OF CUBE.
 - 4 #4 REBAR, SIDE BEND AT TOP AND BOTTOM.
 - STYROFOAM CUBE INSERT TO FILL VOID DURING POUR.
 - #4 REBAR HOOP AT MIDPOINT.
 - 6" X6" CONCRETE CURB WITH #3 REBAR AT MIDPOINT.
 - #4 REBAR HORIZ. 12" O.C. BOTH WAYS.
 - CONCRETE BASE (CONTRACTOR TO SET LEVEL TO GROUND PLANE).
 - EPOXY LAYER.
 - FINISH GRADE.
 - 90% COMPACTED SUB-GRADE.
 - JUNCTION BOX - 110-VOLT & GROUNDING TO BE PROVIDED BY OTHERS.
 - PHOTOCELL TO BE INSTALLED AS PER MANUF. DIRECTIONS.
 - "IMPERIAL BRONZELITE" GM4075-MV-H-B, E-17 LAMP LDX 75-WATT.
 - 4" PVC DRAIN CONNECTED TO DRAIN SYSTEM. SEE ENGINEER'S PLANS FOR SYSTEM LOCATION.
 - MEYERS ELECTRIC METERED PEDESTAL (SEE SHEET C-3 FOR PEDESTAL LOCATION).



- LEGEND:
1. BOMANITE CONCRETE BAND - SEE CONSTRUCTION PLAN & LEGEND FOR WIDTH, COLOR, AND FINISH. PROVIDE 1/2" RADIUS AT JOINTS.
 - BOMACRON CONCRETE PAVING - SEE CONSTRUCTION PLAN & LEGEND FOR FINISH. PROVIDE 1/2" RADIUS EXPOSED EDGES.
 - 1/2" THICK FULL DEPTH POLYFOAM EXPANSION JOINT WITH THICKOL BEAD AT TOP. SEE PLAN FOR LOCATIONS TO MATCH ASHLAR SLATE COLOR.
 - COLD JOINT WITH 1/2" RADIUS EACH WAY. SEE PLAN FOR LOCATIONS.
 - 12" LONG #4 REBAR DOWELS @ 36" O.C. SET @ MID-DEPTH. INSTALL WITH SLIP SLEEVE ON ONE SIDE.
 - COMPACTED SUBGRADE PER SOILS ENGINEER'S REPORT.
 - EXISTING 6" CONCRETE CURB FACE PER PROJECT ENGINEER'S PLANS.



- LEGEND:
1. BOMACRON CONCRETE PAVING - SEE CONSTRUCTION PLAN & LEGEND FOR FINISH.
 - PLANTER AREA.
 - 12"X12" BOMANITE CONCRETE BAND - SEE CONSTRUCTION PLAN & LEGEND FOR WIDTH, COLOR, AND FINISH.
 - EXISTING 6" CONCRETE CURB.

F MONUMENT CUBE- 6'

SCALE: N.T.S.

G MONUMENT CUBE LEGEND

SCALE: N.T.S.

H CONCRETE PAVING WITH REBAR

SCALE: N.T.S.

I PLANTER BLOW-UP (TYP.)

SCALE: N.T.S.

J

SCALE: N.T.S.

THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

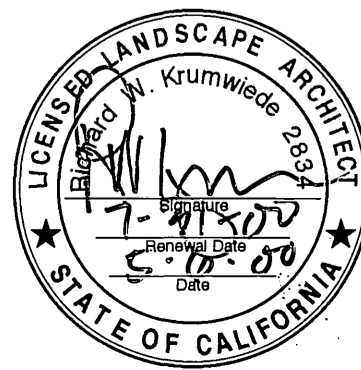
Underground Service Alert



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227-2600

TWO WORKING DAYS BEFORE YOU DIG



CITY OF RIVERSIDE			
PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	6/12/00	2	R. Mc Guire
PARK DEPARTMENT			PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION			
P. W. ENGINEERING MGR.	6/12/00	1722	DATE 6-12-2000
DESIGNED BY L.H.	DRAWN BY L.H.	CHECKED BY B.W.K.	

CONSTRUCTION DETAILS
ALESSANDRO BLVD. &
TRAUTWEIN RD.
MEDIAN ISLANDS

HORIZ. SCALE: N.T.S. VERT. SCALE: N.T.S.

ACCOUNT NO.
R-3056-L2
C-5
SHEET 6 OF 18

INDEXED 7-17-2000 4-11

PC-3348-M2

1. THIS SYSTEM IS DIAGNOSTIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY.
3. SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION WITH MAXIMUM GPM DEMAND SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, CURBS, ETC. HE SHALL COORDINATE ALL HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND STRUCTURES.
5. MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACKFLOW PREVENTER TO BE OF MATERIAL REQUIRED BY CURRENT WATER DISTRICT. (SEE WMMW STANDARD MATERIALS)
6. FINAL LOCATION OF THE AUTOMATIC CONTROLLER ENCLOSURE AND THE BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY THE CITY'S AND OWNER'S REPRESENTATIVE, AND/OR LANDSCAPE ARCHITECT, WHERE APPLICABLE.
7. IN ADDITION TO THE SLEEVES SHOWN ON THE PLAN, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS PRIOR TO PAVING. NO CONSTRUCTION OR APPROVAL OF THE OWNER'S REPRESENTATIVE, IF REQUIRED TO OPERATE SYSTEMS.
8. IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE RADIUS TO FIT UNUSUAL SITE CONDITIONS FOR APPROVAL PURPOSES AT NO EXTRA CHARGE. CALL LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR ANY COVERAGE TESTS.
9. QUALITY CONTROL OBSERVATION SEQUENCES ARE FOUND IN THE SPECIFICATIONS.
10. CLEAN-UP ON A DAILY BASIS PER OWNER'S REPRESENTATIVE'S APPROVAL.

QUICK COUPLER NOTE:
CONTRACTOR TO INSTALL QUICK COUPLER
VALVES 50' FROM ENDS OF PLANTERS
(OR AS SHOWN) AND A MAXIMUM OF
75' ON CENTER.

NOTE:
CONTROLLER A & B ARE TO BE INSTALLED IN THE SAME STRONGBOX ENCLOSURE.

SYM	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RADIUS	G.P.M.	P.S.I.
○	RAIN BIRD	1812-SAM-PRS-5H	12" HIGH POP-UP HEAD	5	0.20	30
◀	RAIN BIRD	1812-SAM-PRS-5VAN	12" HIGH POP-UP HEAD	6	0.40	30
■	RAIN BIRD	1812-SAM-PRS-8Q	12" HIGH POP-UP HEAD	8	0.30	30
●	RAIN BIRD	1812-SAM-PRS-8H	12" HIGH POP-UP HEAD	8	0.50	30
✱	RAIN BIRD	1812-SAM-PRS-8F	12" HIGH POP-UP HEAD	8	1.00	30
◀	RAIN BIRD	1812-SAM-PRS-8VAN	12" HIGH POP-UP HEAD	8	0.70	30
▼	RAINBIRD	1812-SAM-PRS-10Q	12" HIGH POP-UP HEAD	10	0.40	30
▼	RAINBIRD	1812-SAM-PRS-10T	12" HIGH POP-UP HEAD	10	0.50	30
✓	RAINBIRD	1812-SAM-PRS-10H	12" HIGH POP-UP HEAD	10	0.80	30
⊕	RAINBIRD	1812-SAM-PRS-10F	12" HIGH POP-UP HEAD	10	1.60	30
✱	RAINBIRD	1812-SAM-PRS-10VAN	12" HIGH POP-UP HEAD	10	0.80	30
△	RAINBIRD	1812-SAM-PRS-12Q	12" HIGH POP-UP HEAD	12	0.70	30
▽	RAINBIRD	1812-SAM-PRS-12H	12" HIGH POP-UP HEAD	12	1.30	30
○	RAINBIRD	1812-SAM-PRS-12F	12" HIGH POP-UP HEAD	12	2.60.	30
▼	RAINBIRD	1812-SAM-PRS-12VAN	12" HIGH POP-UP HEAD	12	0.70	30
▼	RAINBIRD	1812-SAM-PRS-15Q	12" HIGH POP-UP HEAD	15	0.90	30
▼	RAINBIRD	1812-SAM-PRS-15H	12" HIGH POP-UP HEAD	15	1.90	30
⊕	RAINBIRD	1812-SAM-PRS-15F	12" HIGH POP-UP HEAD	15	3.70	30
⊕	RAINBIRD	1812-SAM-PRS-15VAN	12" HIGH POP-UP HEAD	15	0.90	30
■	RAINBIRD	1806-SAM-PRS-1300AF	6" POP-UP W/ADJ. BUBBLER	FLOOD	0.50	30

TURF HEAD NOTE: ALL TURF HEADS TO BE 1806-SAM-PRS RAINBIRD INSTEAD OF 1812-SAM-PRS

*THIS SYSTEM IS DESIGNED AS A LOOP SYSTEM WHICH ACCOUNTS FOR HALF THE PRESSURE LOSS AS SHOWN ABOVE.



TWO WORKING DAYS BEFORE YOU DIG

VALVE #  10 • GPM

FOR NOTES AND LEGENDS, SEE SHEET I-1
FOR DETAILS, SEE SHEET I-5
FOR SPECIFICATIONS, SEE SHEET S-2
FOR CORRESPONDING CONSTRUCTION PLAN SEE SHEET C-1
FOR CORRESPONDING PLANTING PLAN SEE SHEET P-1

	APPROVED BY	DATE	BY	APPROVED BY
	PRINCIPAL ENGINEER	6/6/00	g	R. Mc Brath
	PARK DEPARTMENT	05/14/00	RD	PUBLIC WORKS DIRECTOR
TE	TRAFFIC DIVISION			
	P. W. ENGINEERING MGR	6/15/00	TD	DATE 6-12-2000

VERT. SCALE: 1" =

ACCOUNT NO.
R-3056-L2
I-1
SHEET <u>7</u> OF <u>18</u>

Richard Krumwiede
CA Lic. #2834 AZ Lic. # 29115 NV Lic. # 448

INDEXED 7-17-2000 471

PC-3348-M2

CONTROLLER B

40	B-1	37	B-2	31	B-3	37	B-4	41	B-5	37	B-6	39	B-7
	2"		1 1/2"		1 1/2"		1 1/2"		2"		1 1/2"		1 1/2"
40	B-8	28	B-9	38	B-10	37	B-11	39	B-12	29	B-13	28	B-14
	2"		1 1/4"		1 1/2"		1 1/2"		1 1/2"		1 1/4"		1 1/4"
37	B-15	37	B-16	26	B-17	37	B-18	39	B-19	33	B-20	29	B-21
	1 1/2"		1 1/2"		1 1/4"		1 1/2"		1 1/2"		1 1/2"		1 1/4"
29	B-22	24	B-23	37	B-24	25	B-25	39	B-26	39	B-27		
	1 1/4"		1 1/4"		1 1/2"		1 1/4"		1 1/2"		1 1/2"		
28	B-28	25	B-29	40	B-30								
	1 1/4"		1 1/4"		2"								

CONTROLLER A

34	A-1	30	A-2	30	A-3	38	A-4	38	A-5	36	A-6	36	A-7
	1 1/2"		1 1/4"		1 1/4"		1 1/2"		1 1/2"		1 1/2"		1 1/2"
37	A-8												
	1 1/2"												

QUICK COUPLER NOTE:
CONTRACTOR TO INSTALL QUICK COUPLER VALVES 50' FROM ENDS OF PLANTERS (OR AS SHOWN) AND A MAXIMUM OF 75' ON CENTER.

CONTROLLER "C" NOTE:
CONTRACTOR TO INSTALL A RAINBIRD ESP-40-MC, 40-STATION WALL MT. CONTROLLER INTO A NON-METERED STRONGBOX ENCLOSURE, MODEL NO. SB-18SS W/ CONTROLLER SUBASSEMBLY. CONTRACTOR TO INSTALL AND WIRE CONTROLLER PER RAINBIRD RECOMMENDATIONS. CONTRACTOR TO COORDINATE POWER SERVICE WITH MR. JULIAN CARDENAS RIVERSIDE PUBLIC UTILITIES AT (909) 826-5937. FINAL LOCATION OF ENCLOSURE PER CITY OF RIVERSIDE REPRESENTATIVE. (NOTE: THIS UNIT IS TO BE A NON-METERED LANDSCAPE SERVICE).

MATCHLINE- SEE SHEET I-1

MATCHLINE- SEE SHEET I-1

PRESSURE LOSS CALCULATION "B"

PROJECT: ALESSANDRO BLVD. & TRAUTWEIN RD. MEDIAN ISLANDS BY: J.R.B.
STATIC PRESSURE HIGH: 100 PSI LOW: 80 PSI
SOURCE OF INFORMATION: ERNEST MARQUEZ WITH W.M.W.D.
SUPPLIER: W.M.W.D.
PHONE NUMBER: (909) 780-9764
VALVE STATION/GPM: STATION: B-1 40 GPM

ITEM:				P.S.I. LOSS:
WATER METER SIZE:	2"	@	40 GPM	1.30
BACKFLOW DEVICE SIZE:	2"	@	40 GPM	12.00
FLOW SENSOR	1 1/4"	@	40 GPM	2.10
GATE VALVE(S):	3"	@	40 GPM	2.00
MAINLINE (CL. 315):	3" 1651'	L.F. @	40 GPM	1.57
	3" 222'	L.F. @	40 GPM	0.42
	3" 97'	L.F. @	40 GPM	0.18
AUTOMATIC VALVE SIZE:	2"	@	40 GPM	1.80
LATERAL LINE SIZE:	3/4" 110'	L.F. @	8 GPM	3.14
	1" 20'	L.F. @	9 GPM	0.21
	1 1/4" 5'	L.F. @	20 GPM	0.08
	2"	L.F. @	40 GPM	0.03

IRRIGATION HEAD PRESSURE: 30.00
SYSTEM LOSSES SUBTOTAL: 54.83
FITTING LOSSES (5% OF SUBTOTAL): 2.74
ELEVATION LOSSES/GAINS (ELEV. x .433) ±: 0.00
TOTAL SYSTEM LOSSES: 57.57
AVAILABLE PRESSURE (LOW): 90.00
(-) DEFICIT OR (+) RESIDUAL PRESSURE: (+)32.43

VALVE NOTE:
VALVES SHOWN IN DRIVE FOR CLARITY PURPOSES ONLY. CONTRACTOR TO INSTALL VALVES IN PLANTER AREA.

LATERAL NOTE:
INSTALL 2-2" LATERALS FROM EXISTING 12" LINE. WORK TO BE DONE BY WMWD AT CONTRACTORS EXPENSE. INSTALL METERS AT EAST SIDE OF GRAVEL DRIVEWAY AT LOCATION SPECIFIED BY WMWD.

SEE LATERAL NOTE BELOW

POINT OF CONNECTION A & B NOTE:
PROPOSED 2" DOMESTIC WATER METER FOR IRRIGATION BY W.M.W.D.. CONTRACTOR TO INSTALL A LINE SIZE ISOLATION VALVE, A REDUCED PRESSURE BACKFLOW DEVICE WITH VANDAL RESISTANT ENCLOSURE AND 3" PVC MAINLINE AS SHOWN. NOTE: CONTRACTOR TO PROVIDE AS-BUILT PLANS SHOWING METER NO. AND SERVICE ADDRESS.

EXISTING STATIC PRESSURE: 100 PSI
SYSTEM DESIGN PRESSURE: 57 PSI
MAXIMUM GPM DEMAND: 41 GPM

CONTROLLER "A" & "B" NOTE:
CONTRACTOR TO INSTALL A RAINBIRD CONTROLLER, (1) ESP-32-MC AND (1) ESP-12-MC WALL MT. CONTROLLER INTO A NON-METERED STRONGBOX ENCLOSURE, MODEL NO. SB-18DSS W/ CONTROLLER SUBASSEMBLIES. CONTRACTOR TO INSTALL AND WIRE CONTROLLER PER RAINBIRD RECOMMENDATIONS. CONTRACTOR TO COORDINATE POWER SERVICE WITH MR. JULIAN CARDENAS RIVERSIDE PUBLIC UTILITIES AT (909) 826-5937. FINAL LOCATION OF ENCLOSURE PER CITY OF RIVERSIDE REPRESENTATIVE. (NOTE: THIS UNIT IS TO BE A NON-METERED LANDSCAPE SERVICE).

POINT OF CONNECTION (C) NOTE:
PROPOSED 2" DOMESTIC WATER METER FOR IRRIGATION BY W.M.W.D.. CONTRACTOR TO INSTALL A LINE SIZE ISOLATION VALVE, A REDUCED PRESSURE BACKFLOW DEVICE WITH VANDAL RESISTANT ENCLOSURE AND 3" PVC MAINLINE AS SHOWN. NOTE: CONTRACTOR TO PROVIDE AS-BUILT PLANS SHOWING METER NO. AND SERVICE ADDRESS.

EXISTING STATIC PRESSURE: 100 PSI
SYSTEM DESIGN PRESSURE: 57 PSI
MAXIMUM GPM DEMAND: 44 GPM

SHEET KEY MAP



SCALE: 1"=30'

Underground Service Alert



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TWO WORKING DAYS BEFORE YOU DIG

THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

PLAN CROSS REFERENCES

FOR NOTES AND LEGENDS, SEE SHEET I-1
FOR DETAILS, SEE SHEET I-5
FOR SPECIFICATIONS, SEE SHEET S-2
FOR CORRESPONDING CONSTRUCTION PLAN SEE SHEET C-2
FOR CORRESPONDING PLANTING PLAN SEE SHEET P-2

CITY OF RIVERSIDE			
PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	4/1/00	J.R.B.	R. Mc. Smith
PARK DEPARTMENT	05/24/00		PUBLIC WORKS DIRECTOR
MARK	REVISIONS	APPR.	DATE
DESIGNED BY J.R.G.	DRAWN BY J.R.G.	CHECKED BY J.A.F.	P. W. ENGINEERING MGR 6/1/00

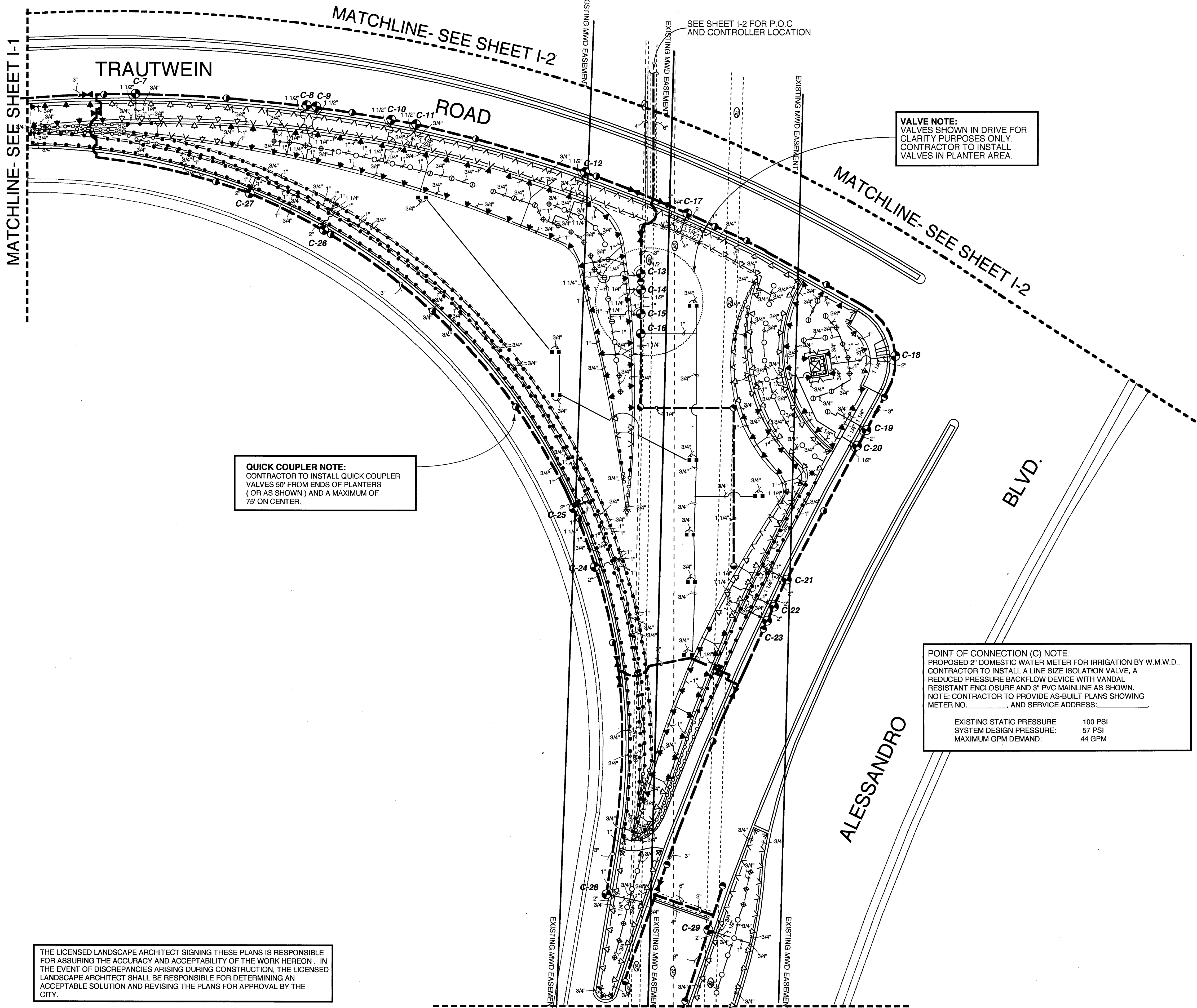
IRRIGATION PLAN		ACCOUNT NO.
ALESSANDRO BLVD. & TRAUTWEIN RD. MEDIAN ISLANDS		R-3056-L2
		I-2
		SHEET 8 OF 18
HORIZ. SCALE: 1"=30'	VERT. SCALE: 1"=	



ARCHITERRA
DESIGN GROUP
LANDSCAPE ARCHITECTURE
SITE PLANNING
12830 Town Center Dr., Suite 128
Rancho Cucamonga, CA 91730
(909) 464-2800
fax (909) 464-2802
Richard Krumwiede
LA Lic. #29115 PL Lic. # 446

INDEXED 7-17-2000

PC-3348-M2



CONTROLLER C

33 C-7 1 1/2"	33 C-8 1 1/2"	28 C-9 1 1/4"	31 C-10 1 1/2"	33 C-11 1 1/2"
30 C-12 1 1/4"	28 C-13 1 1/4"	33 C-14 1 1/2"	24 C-15 1 1/4"	9 C-16 1"
39 C-17 1 1/2"	44 C-18 2"	41 C-19 2"	38 C-20 1 1/2"	40 C-21 2"
42 C-22 2"	42 C-23 2"	39 C-24 1 1/2"	40 C-25 2"	39 C-26 1 1/2"
40 C-27 2"	42 C-28 2"	40 C-29 2"		

PRESSURE LOSS CALCULATION
FOR P.O.C. "C"

PROJECT: ALLESANDRO BLVD. AND TRAUTWEIN RD. MEDIAN BY: JRB
STATIC PRESSURE HIGH: 100 LOW: 90 PSI
SOURCE OF INFORMATION: ERNEST MARQUEZ WMWD
SUPPLIER: WESTERN MUNICIPAL WATER DISTRICT
PHONE NUMBER: (909) 780-9764
VALVE STATION/GPM: STATION: C-39 GPM: 27
ITEM:

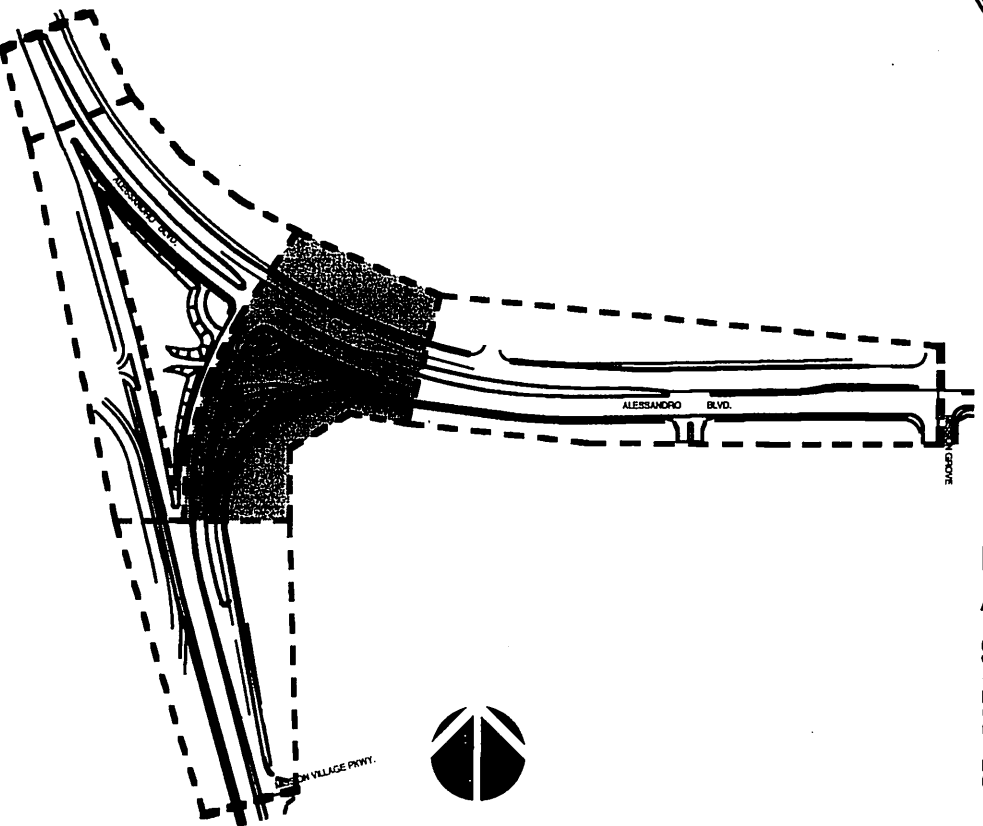
		P.S.I. LOSS:	
WATER METER SIZE:	2" @ 27 GPM	0.80	
BACKFLOW DEVICE	2" @ 27 GPM	12.00	
FLOW SENSOR	1 1/4" @ 27 GPM	2.15	
GATE VALVE(S):	3" @ 27 GPM	3.00	
MAINLINE (SCH. 40):	3" 973 L.F. @ 27 GPM	1.07	
	3" 1160 L.F. @ 27 GPM	0.63	
AUTOMATIC VALVE SIZE:	1 1/2" @ 27 GPM	2.80	
LATERAL LINE SIZE	3/4" 46 L.F. @ 8 GPM	1.31	
	1" 12 L.F. @ 19 GPM	0.14	
	1 1/2" 5 L.F. @ 27 GPM	0.63	

IRRIGATION HEAD PRESSURE: 30.00
SYSTEM LOSSES SUBTOTAL: 54.33
FITTING LOSSES (% OF SUBTOTAL): 2.71
ELEVATION LOSSES/GAINS: 5.00

TOTAL SYSTEM LOSSES: 62.04
AVAILABLE PRESSURE (LOW): 90.00
(-) DEFICIT OR (+) RESIDUAL PRESSURE: (+) 27.96

*THIS SYSTEM IS DESIGNED AS A LOOP SYSTEM WHICH ACCOUNTS FOR HALF THE PRESSURE LOSS AS SHOWN ABOVE.

SHEET KEY MAP



LANDSCAPE
ARCHITECTURE
SITE PLANNING
10930 Town Center Dr., Suite 128
Rancho Dominguez, CA 91750
(909) 484-2800
Fax (909) 484-2802
Richard Krumwiede
C.L.A. #29542 J.L.A. #29115 N.L.A. #448

THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

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TWO WORKING DAYS BEFORE YOU DIG

PLAN CROSS REFERENCES

FOR NOTES AND LEGENDS, SEE SHEET I-1
FOR DETAILS, SEE SHEET I-5
FOR SPECIFICATIONS, SEE SHEET S-2
FOR CORRESPONDING CONSTRUCTION PLAN SEE SHEET C-3
FOR CORRESPONDING PLANTING PLAN SEE SHEET P-3

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	6/6/20	R	R. McBrath
PARK DEPARTMENT	2/7/20	RO	PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION			
DESIGNED BY J.R.G.	DRAWN BY J.R.G.	CHECKED BY J.A.E.	P. W. ENGINEERING MGR 6/7/20 JTB
DATE 6-12-2000			

IRRIGATION PLAN ALESSANDRO BLVD. & TRAUTWEIN RD. MEDIAN ISLANDS	ACCOUNT NO. R-3056-L2 I-3 SHEET 9 OF 18
HORIZ. SCALE: 1" = 30'	VERT. SCALE: 1" =

INDEXED 7-17-2000 LK

THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MATCHLINE- SEE SHEET I-3

MATCHLINE- SEE "AA"

MATCHLINE- SEE "BB"

QUICK COUPLER NOTE:
CONTRACTOR TO INSTALL QUICK COUPLER VALVES 50' FROM ENDS OF PLANTERS (OR AS SHOWN) AND A MAXIMUM OF 75' ON CENTER.

ALESSANDRO BLVD.

FUTURE STREET

BLVD.

ALESSANDRO BLVD.

ALESSANDRO BLVD.

MISSION GROVE PARKWAY SOUTH

LIMIT OF WORK LINE

CONTROLLER C

38 C-30 1 1/2"	38 C-31 1 1/2"	38 C-32 1 1/2"	38 C-33 1 1/2"
38 C-34 1 1/2"	38 C-35 1 1/2"	38 C-36 1 1/2"	37 C-37 1 1/2"
26 C-38 1 1/4"	27 C-39 1 1/4"	16 C-40 1"	

SHEET KEY MAP



SCALE: 1"=30'

Underground Service Alert

MATCHLINE- SEE "AA"

MATCHLINE- SEE "BB"

PLAN CROSS REFERENCES

FOR NOTES AND LEGENDS, SEE SHEET I-1
FOR DETAILS, SEE SHEET I-5
FOR SPECIFICATIONS, SEE SHEET S-2
FOR CORRESPONDING CONSTRUCTION PLAN SEE SHEET C-4
FOR CORRESPONDING PLANTING PLAN SEE SHEET P-4



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227-2600

TWO WORKING DAYS BEFORE YOU DIG

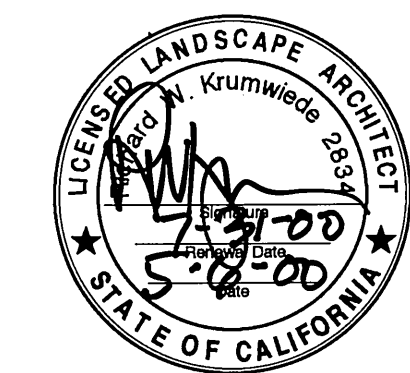
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	4/16/00	42	P. McEath
PARK DEPARTMENT	4/16/00	23	PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION			
DESIGNED BY J.R.G.	DRAWN BY J.R.G.	CHECKED BY J.A.F.	P.W. ENGINEERING MGR. 4/16/00 173
DATE	G-12-2000		

IRRIGATION PLAN
ALESSANDRO BLVD. &
TRAUTWEIN RD.
MEDIAN ISLANDS

HORIZ. SCALE: 1"=30'

VERT. SCALE: 1"=



ACCOUNT NO.
R-3056-L2
I-4
SHEET 10 OF 18

INDEXED 7-17-2000 4th

PC-3348-M2

-
- *1" IN LAWN AREAS
3" IN PLANT BEDS
- 18" MIN.
- 1 2 3 4
- The diagram shows a cross-section of a pop-up drain assembly. A vertical pipe (1) passes through a deck. A horizontal pipe (4) connects to the vertical pipe via a tee (3). A pop-up drain (2) is attached to the vertical pipe. The assembly is shown installed in a concrete slab. Dimensions indicate a minimum height of 18 inches for the vertical pipe above the deck. Text specifies a 1-inch clearance for lawn areas and a 3-inch clearance for plant beds.

-

-
- A technical drawing of a mechanical assembly. It shows a vertical shaft (1) passing through a horizontal base (5). The shaft has a flange (2) at the top. A bracket (3) is attached to the shaft, holding a component (4) which is in contact with a horizontal surface (6). A lever arm (7) is pivoted to the base (5) and has a contact point (8) with the surface (6). A spring (8) is shown at the top of the shaft, and a dimension line with an asterisk (*) indicates a distance.

- NOTE:
USE TEFLON TAPE OR TEFLON PIPE DOPE ON
ALL PVC TO PVC OR METAL TO PVC MALE PIPE
THREADS.

Technical drawing of a vertical pipe assembly with numbered callouts 1 through 11. The drawing shows a cross-section of a pipe with various fittings and a flange. A dimension line indicates a minimum height of 18 inches. The pipe is shown passing through a wall and a floor.

-

-
- CLEAN BACKFILL - SEE SPECS FOR MATERIAL 90% COMPACTION REQUIRED
- HARDSCAPING (SEE NOTE #4)
- 12" MIN
- 18" MIN
- 6" MIN
- 12" TYP
- PROVIDE 6" MIN. OF SAND BEDDING AND SHADING
- NON-PRESSURE LATERAL LINE SLEEVE - SIZE TWICE DIAMETER OF NON-PRESSURE LATERAL LINE
- PRESSURE SUPPLY LINE SLEEVE - TWICE DIAMETER OF PRESSURE SUPPLY LINE
- CONTROL WIRE SLEEVE - SIZE PER PLAN, INST. ADJACENT TO PRESS. SUPPLY LINE.

-
- The diagram shows two views of the assembly: a **FRONT VIEW** on the left and a **SIDE VIEW** on the right. Numbered callouts (1-11) identify the following components:
- 1: Top mounting bracket
 - 2: Mounting screw
 - 3: Main vertical support plate
 - 4: Horizontal support plate
 - 5: Vertical support plate
 - 6: Electrical service conduit
 - 7: 3/4" MIN. dimension
 - 8: 3/4" MIN. dimension
 - 9: 3/4" MIN. dimension
 - 10: 3/4" MIN. dimension
 - 11: Mounting screw
- LEGEND:**
- 1. ELECTRICAL SERVICE CONDUIT
 - 2. 3/4" MIN.
 - 3. 3/4" MIN.
 - 4. 3/4" MIN.
 - 5. 3/4" MIN.
 - 6. 3/4" MIN.
 - 7. 3/4" MIN.
 - 8. 3/4" MIN.
 - 9. 3/4" MIN.
 - 10. 3/4" MIN.
 - 11. 3/4" MIN.

-

- INDEXED 7-17-2000 LTH

PLANTING NOTES

1.

CONTRACTORS SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
2.

CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
3.

REFER TO PLANTING SPECIFICATIONS FOR INSPECTION/CERTIFICATION SCHEDULE.
4.

IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS.
5.

TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST NO. 1 HAS BEEN APPROVED. (SEE SPECIFICATIONS).
6.

PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
7.

LANDSCAPE CONTRACTOR SHALL TAKE FOUR (4) SOIL SAMPLES FROM THE SITE AT LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT. THE SAMPLES SHALL BE TAKEN AT A DEPTH OF 12" AFTER ROUGH GRADING AND SUBMITTED TO AN APPROVED SOIL AND PLANT LABORATORY FOR AGRICULTURAL SUITABILITY TESTING. THE COST OF TESTING SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
8.

THE RECOMMENDATIONS OF THE SOIL REPORT SHALL SUPERSEDE THE SOIL PREPARATION AND BACKFILL MIX SPECIFICATIONS (SEE SPECIFICATIONS). THE CONTRACTOR SHALL SUBMIT A COPY OF ALL SOILS REPORTS TO THE LANDSCAPE ARCHITECT PRIOR TO MODIFICATION OF THESE SPECIFICATIONS.
9.

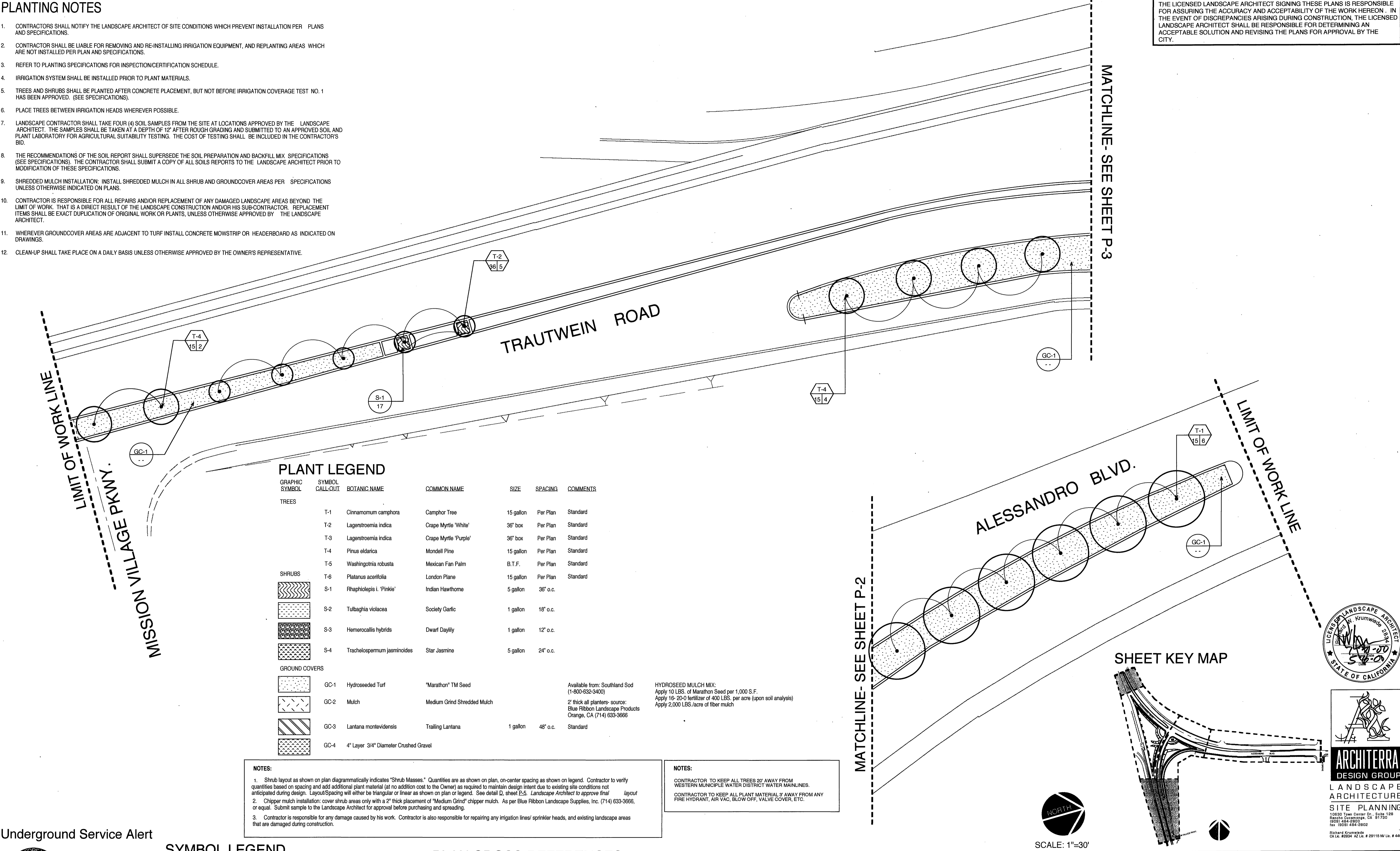
SHREDDED MULCH INSTALLATION: INSTALL SHREDDED MULCH IN ALL SHRUB AND GROUND COVER AREAS PER SPECIFICATIONS UNLESS OTHERWISE INDICATED ON PLANS.
10.

CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK. THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATION OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
11.

WHEREVER GROUND COVER AREAS ARE ADJACENT TO TURF INSTALL CONCRETE MOWSTRIP OR HEADERBOARD AS INDICATED ON DRAWINGS.
12.

CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.

THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



PLANT LEGEND

GRAPHIC SYMBOL	SYMBOL CALL-OUT	BOTANIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
	T-1	Cinnamomum camphora	Camphor Tree	15 gallon	Per Plan	Standard
	T-2	Lagerstroemia indica	Crape Myrtle 'White'	36" box	Per Plan	Standard
	T-3	Lagerstroemia indica	Crape Myrtle 'Purple'	36" box	Per Plan	Standard
	T-4	Pinus eiderica	Mondell Pine	15 gallon	Per Plan	Standard
	T-5	Washingtonia robusta	Mexican Fan Palm	B.T.F.	Per Plan	Standard
	T-6	Platanus acerifolia	London Plane	15 gallon	Per Plan	Standard
SHRUBS						
	S-1	Raphioteles l. 'Pinkie'	Indian Hawthorne	5 gallon	36" o.c.	
	S-2	Tulbaghia violacea	Society Garlic	1 gallon	18" o.c.	
	S-3	Hemerocallis hybrids	Dwarf Daylily	1 gallon	12" o.c.	
	S-4	Trachelospermum jasminoides	Star Jasmine	5 gallon	24" o.c.	
GROUND COVERS						
	GC-1	Hydrosesed Turf	"Marathon" TM Seed			Available from: Southland Sod (1-800-632-9400)
	GC-2	Mulch	Medium Grind Shredded Mulch			2" thick all planters- source: Blue Ribbon Landscape Products Orange, CA (714) 633-3666
	GC-3	Lantana montevidensis	Trailing Lantana	1 gallon	48" o.c.	Standard
	GC-4	4" Layer 3/4" Diameter Crushed Gravel				

NOTES:

1.

Shrub layout as shown on plan diagrammatically indicates "Shrub Masses." Quantities are as shown on plan, on-center spacing as shown on legend. Contractor to verify quantities based on spacing and add additional plant material (at no addition cost to the Owner) as required to maintain design intent due to existing site conditions not anticipated during design. Layout/Spacing will either be triangular or linear as shown on plan or legend. See detail D, sheet P-5. Landscape Architect to approve final layout
2.

Chipper mulch installation: cover shrub areas only with a 2" thick placement of "Medium Grind" chipper mulch. As per Blue Ribbon Landscape Supplies, Inc. (714) 633-3666, or equal. Submit sample to the Landscape Architect for approval before purchasing and spreading.
3.

Contractor is responsible for any damage caused by his work. Contractor is also responsible for repairing any irrigation lines/sprinkler heads, and existing landscape areas that are damaged during construction.

NOTES:

CONTRACTOR TO KEEP ALL TREES 20' AWAY FROM WESTERN MUNICIPAL WATER DISTRICT WATER MAINLINES.
CONTRACTOR TO KEEP ALL PLANT MATERIAL 3' AWAY FROM ANY FIRE HYDRANT, AIR VAC, BLOW OFF, VALVE COVER, ETC.

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227-2600

TWO WORKING DAYS BEFORE YOU DIG

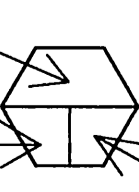
SYMBOL LEGEND

TREES

CALL-OUT SYMBOL

SIZE

(gal./box)



QUANTITY

SHRUBS

CALL-OUT SYMBOL

SIZE

(gal./box)



PLAN CROSS REFERENCES

FOR NOTES AND LEGENDS, SEE SHEET P-1
FOR DETAILS, SEE SHEET P-5
FOR SPECIFICATIONS, SEE SHEET S-2
FOR CORRESPONDING CONSTRUCTION PLAN SEE SHEET C-1
FOR CORRESPONDING IRRIGATION PLAN SEE SHEET I-1

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	J.R.G.	DRAWN BY	J.R.G.
CHECKED BY	B.W.K.		

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	4/6/2000	RE	R. Mc. Heath
PARK DEPARTMENT	6/7/2000	RE	PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION	6/7/2000	RE	
P. W. ENGINEERING MGR	6/7/2000	RE	
DATE	6-12-2000		

PLANTING PLAN ALESSANDRO BLVD. & TRAUTWEIN RD. MEDIAN ISLANDS
HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" =

ACCOUNT NO. R-3056-L2 P-1 SHEET 12 OF 18



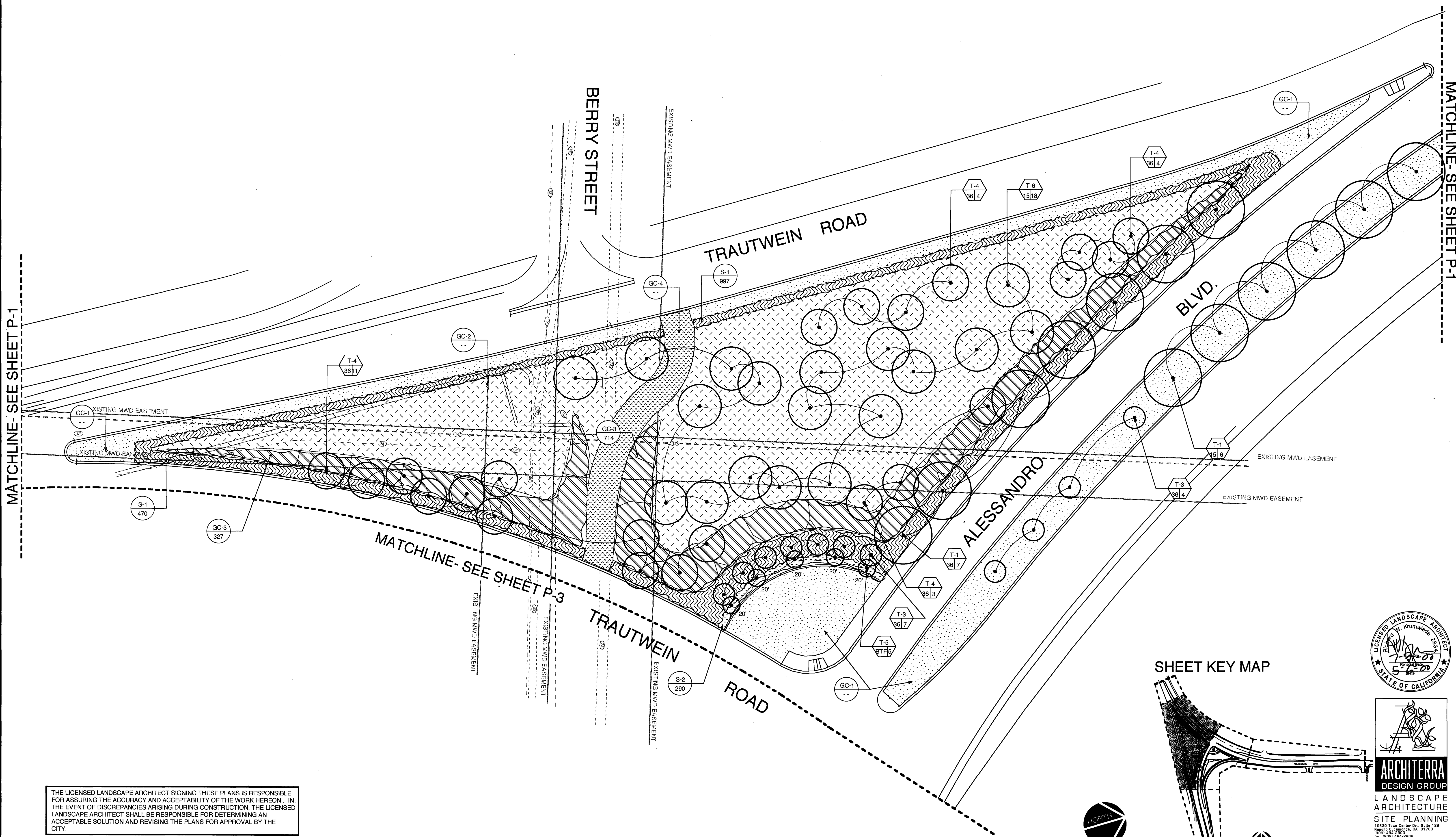
ARCHITERRA
DESIGN GROUP
LANDSCAPE ARCHITECTURE
SITE PLANNING
10830 Town Center Dr., Suite 108
Rancho Cucamonga, CA 91730
(909) 484-2800
fax (909) 484-2802
Richard Krumwiede
CAL. Lic. #2556, #2142, #29115 IN Lic. #446

INDEXED 7-17-2000 JH

PC-3348-M2

MATCHLINE- SEE SHEET P-1

MATCHLINE- SEE SHEET P-1



MATCHLINE- SEE SHEET P-3

TRAUTWEIN ROAD

ALESSANDRO BLVD.

SHEET KEY MAP

THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

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TWO WORKING DAYS BEFORE YOU DIG

PLAN CROSS REFERENCES

FOR NOTES AND LEGENDS, SEE SHEET P-1
FOR DETAILS, SEE SHEET P-5
FOR SPECIFICATIONS, SEE SHEET S-2
FOR CORRESPONDING CONSTRUCTION PLAN SEE SHEET C-2
FOR CORRESPONDING IRRIGATION PLAN SEE SHEET I-2

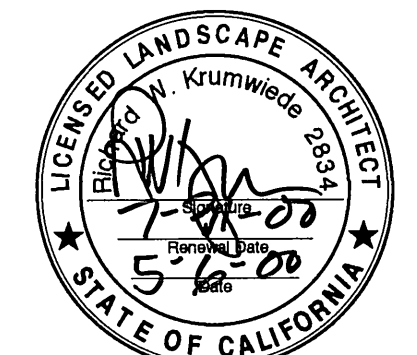
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	6/6/00	RL	R. Mc. Smith
PARK DEPARTMENT	05/24/00	RL	PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION			
P.W. ENGINEERING MGR.	6/20/00	RL	DATE 6-12-2000

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.B.G. DRAWN BY J.B.G. CHECKED BY B.W.K.

PLANTING PLAN ALESSANDRO BLVD. & TRAUTWEIN RD. MEDIAN ISLANDS	
HORIZ. SCALE: 1"=30'	VERT. SCALE: 1"=

ACCOUNT NO.
R-3056-L2 P-2
SHEET 13 OF 18



ARCHITERRA
DESIGN GROUP
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10530 Town Center Dr., Suite 100
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fax (909) 484-2802
Richard Krumwiede
CAL. # 29115, R.L. # 29115, M.L. # 446

INDEXED 7-17-2000 4th

PC-3348-M2

MATCHLINE- SEE SHEET P-1

TRAUTWEIN

ROAD

MATCHLINE- SEE SHEET P-2

MONUMENT LIGHTS NOTE:
CONTRACTOR TO INSTALL A METERED ELECTRIC SERVICE PEDESTAL FOR POWER TO MONUMENT LIGHTS. ELECTRIC SERVICE PEDESTAL AND MONUMENT LIGHTS WILL BE THE RESPONSIBILITY OF MISSION GROVE PLAZA TO PAY FOR SERVICE AND MAINTAINING.

BLVD.

ALESSANDRO

MATCHLINE- SEE SHEET P-4

THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

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TWO WORKING DAYS BEFORE YOU DIG

PLAN CROSS REFERENCES

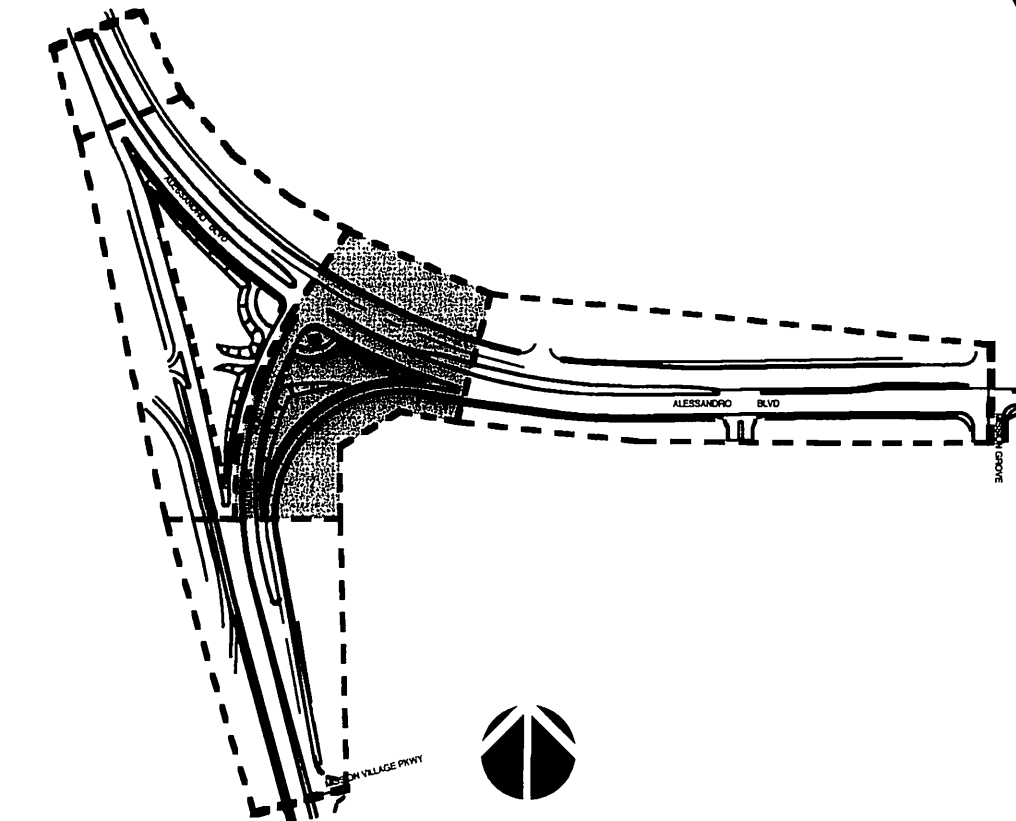
FOR NOTES AND LEGENDS, SEE SHEET P-1
FOR DETAILS, SEE SHEET P-5
FOR SPECIFICATIONS, SEE SHEET S-2
FOR CORRESPONDING CONSTRUCTION PLAN SEE SHEET C-3
FOR CORRESPONDING IRRIGATION PLAN SEE SHEET I-3

CITY OF RIVERSIDE			
PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	11/10/00	2	R. McSwath
PARK DEPARTMENT	11/24/00	13	PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION			
DESIGNED BY J.B.G.	DRAWN BY J.B.G.	CHECKED BY R.W.K.	P. W. ENGINEERING MGR
DATE 6-12-2000			



SCALE: 1"=30'

SHEET KEY MAP



ARCHITERRA
DESIGN GROUP
LANDSCAPE
ARCHITECTURE
SITE PLANNING
10830 Town Center Dr., Suite 108
Riverside, California, CA 92504
(951) 484-2800
fax (951) 484-2802
Richard Krumwiede
CALIF. REG. NO. # 23515 NW Lic. # 446

PLANTING PLAN
ALESSANDRO BLVD. &
TRAUTWEIN RD.
MEDIAN ISLANDS

ACCOUNT NO.
R-3056-L2
P-3
SHEET 14 OF 18

HORIZ. SCALE 1"=30' VERT. SCALE: 1"=

INDEXED 7-17-2000. 4th

PC-3348-M2

THE LICENSED LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE LICENSED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MATCHLINE- SEE SHEET P-3

MATCHLINE- SEE "AA"

MATCHLINE- SEE "BB"

BLVD.

FUTURE STREET

BLVD.

ALESSANDRO BLVD.

MISSION GROVE PARKWAY SOUTH

LIMIT OF WORK LINE

ALESSANDRO

ALESSANDRO

SHEET KEY MAP

Underground Service Alert

MATCHLINE- SEE "AA"

MATCHLINE- SEE "BB"



SCALE: 1"=30'



Call: TOLL FREE

1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

PLAN CROSS REFERENCES

FOR NOTES AND LEGENDS, SEE SHEET P-1
FOR DETAILS, SEE SHEET P-5
FOR SPECIFICATIONS, SEE SHEET S-2
FOR CORRESPONDING CONSTRUCTION PLAN SEE SHEET C-4
FOR CORRESPONDING IRRIGATION PLAN SEE SHEET I-4

CITY OF RIVERSIDE			
PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	6/6/00	R	R. Mc Bratz
PARK DEPARTMENT	6/6/00	R	PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION			
DESIGNED BY J.R.G.	DRAWN BY J.R.G.	CHECKED BY B.W.K.	P. W. ENGINEERING MGR
DATE	6-12-2000		

PLANTING PLAN
ALESSANDRO BLVD. &
TRAUTWEIN RD.
MEDIAN ISLANDS

HORIZ. SCALE: 1"=30'

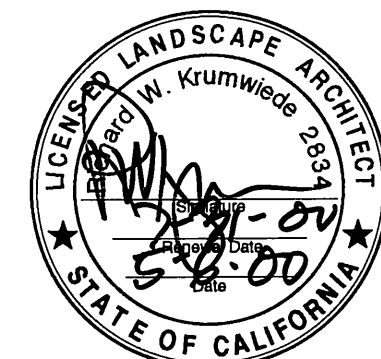
VERT. SCALE: 1"=

ACCOUNT NO.

R-3056-L2

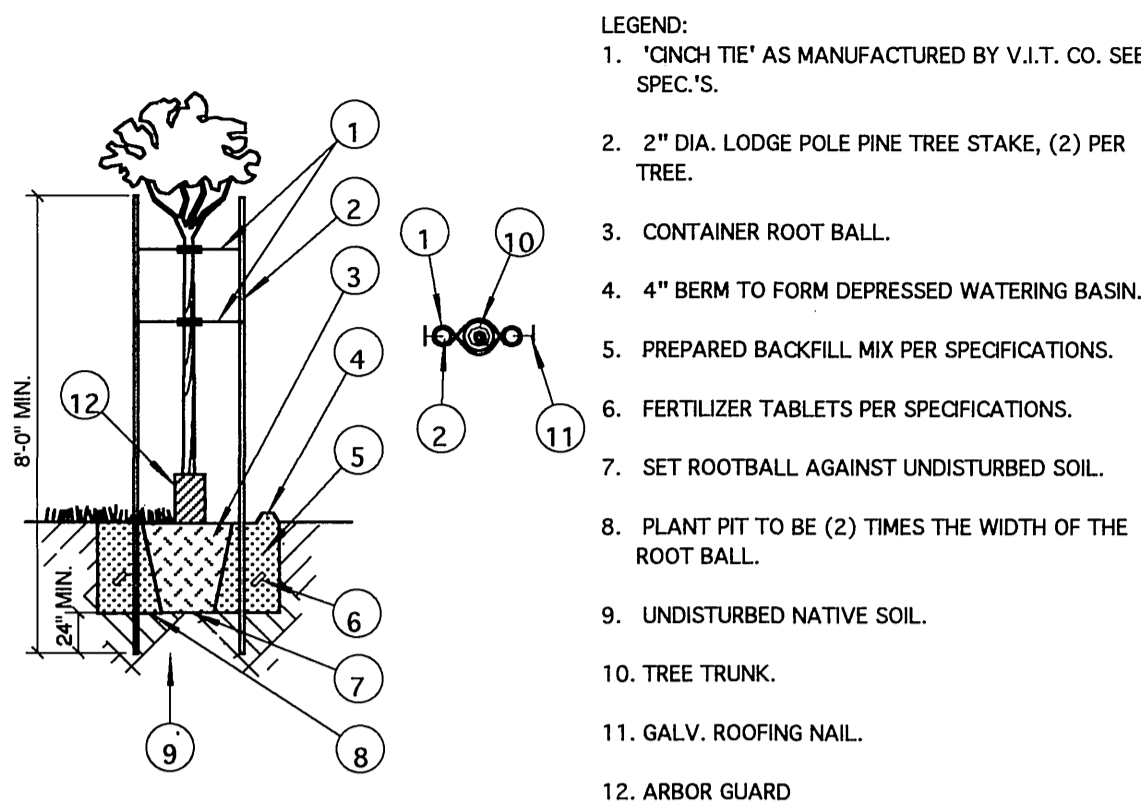
P-4

SHEET 15 OF 18



INDEXED 7-17-2000 4th

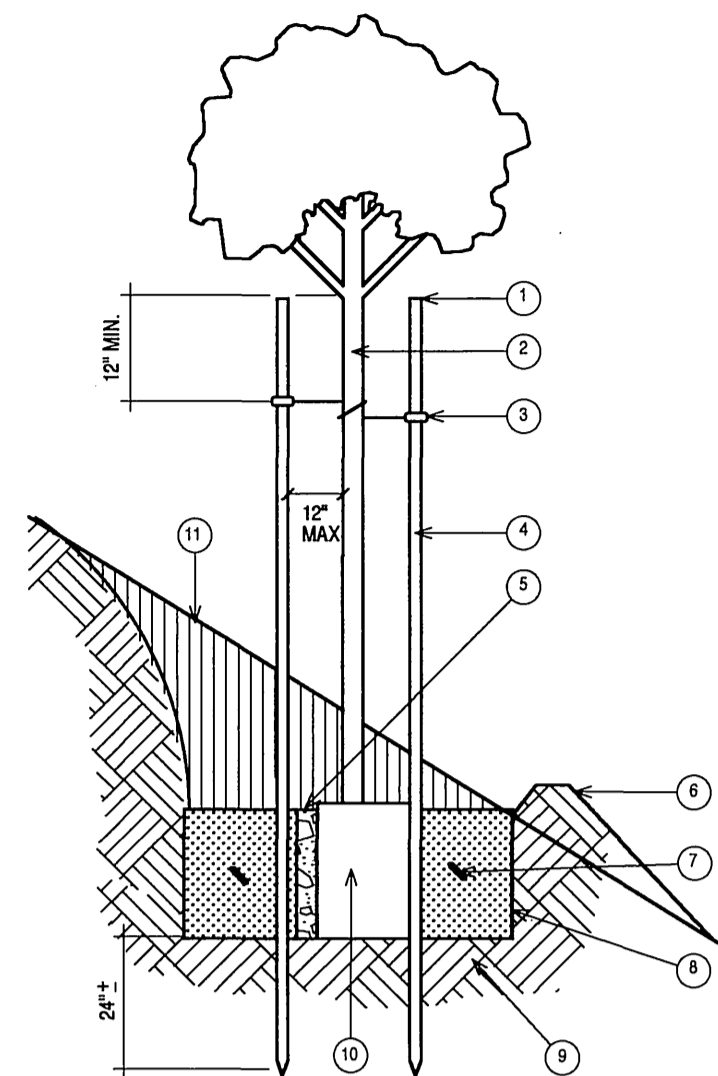
PC-3348-M2



NOTES:
1. UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL WITH WATER FROM HOSE; DO NOT CRACK ROOT BALL.
2. PLACE FERTILIZER TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR OBSERVATION PURPOSES.

A TREE PLANTING

SCALE: N.T.S.

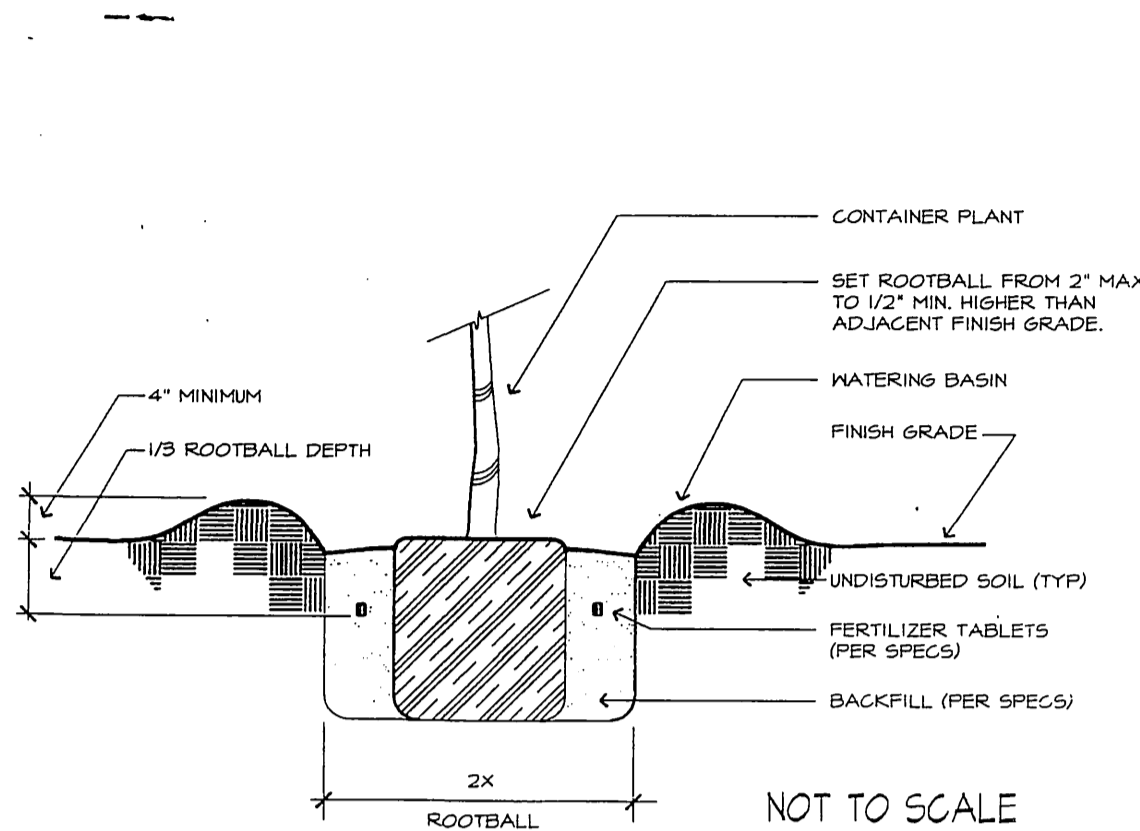


NOTES:
A. STAKE TREE PERPENDICULAR TO PREVAILING WIND.
B. PLACE "GROW-POWER" TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR OBSERVATION PURPOSES.

B TREE PLANTING ON SLOPES

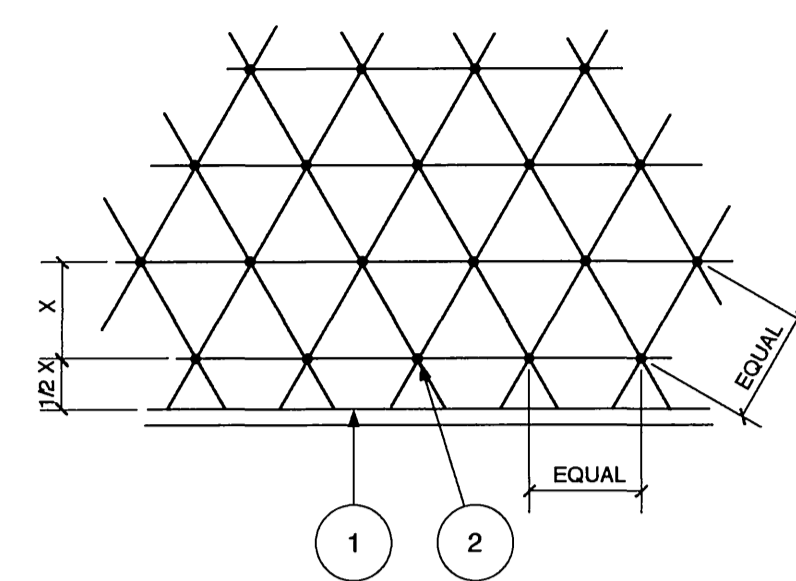
SCALE: N.T.S.

- GENERAL PLANTING NOTES
- 1) Contact the Street Tree Inspector at 951-6126 two working days (48 hours) prior to installing any plant material.
 - 2) Trees planted in turf areas shall be maintained with a minimum 12" radius around the tree free of turf throughout the maintenance period.
 - 3) Watering basins may be removed after the maintenance period.
 - 4) For staking information as applicable, refer to Standard Detail 1002.
 - 5) For guying information as applicable, refer to Standard Detail 1003.
 - 6) For specification information, refer to City of Riverside Park and Recreation Department Standard Specifications, Section 02480 Planting.
 - 7) Provide Fertilizer Tablets as follows:
1 gallon plant 2 tablets
5 gallon plant 3 tablets
15 gallon plant 5 tablets
24" box plant 6 tablets



C PLANTING DETAIL / NOTES

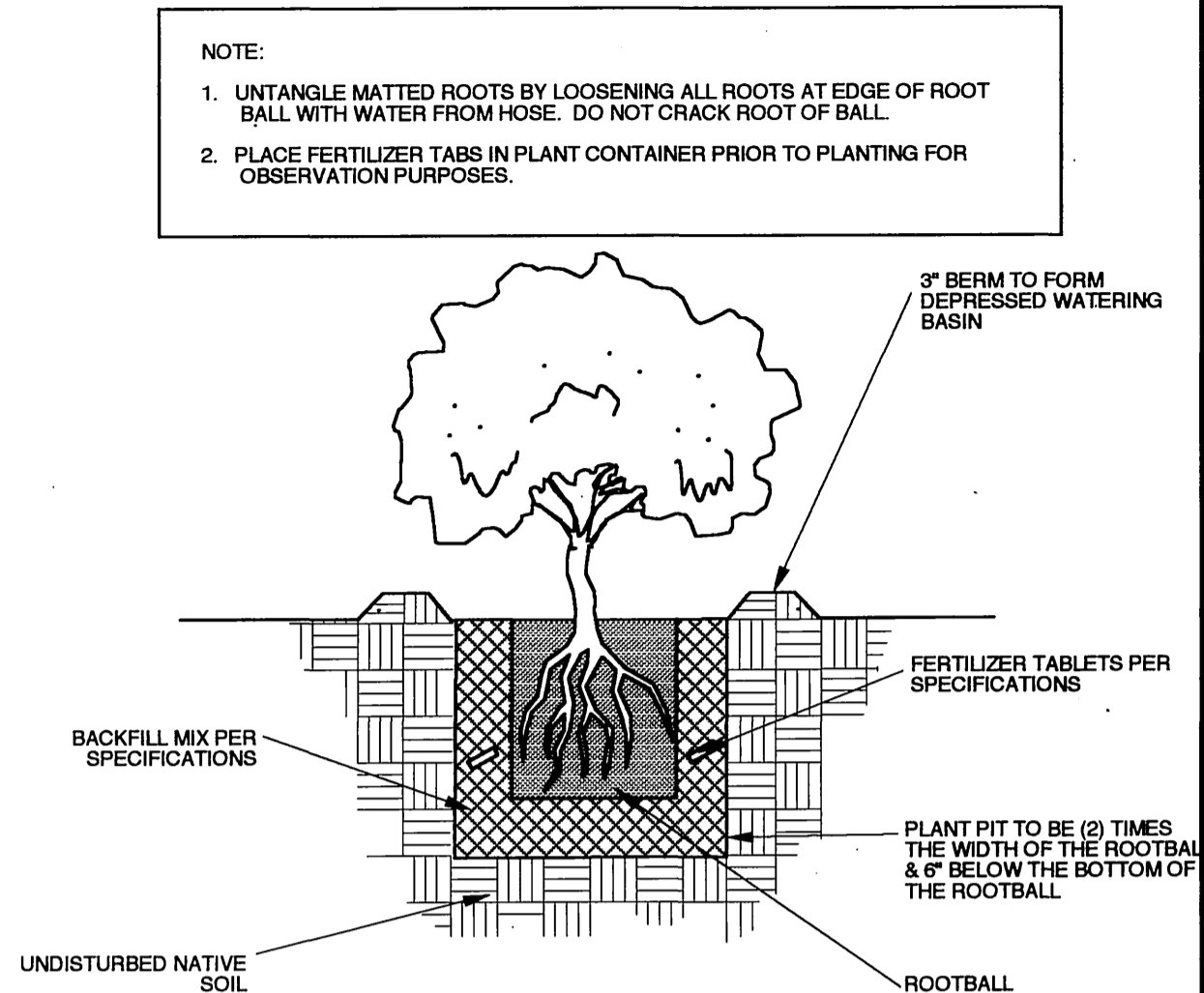
SCALE: N.T.S.



NOTES:
ALL SHRUBS/GROUND COVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS. SEE LEGEND FOR SPACING REQUIREMENTS.

D SHRUB & GC PLANTING

SCALE: N.T.S.

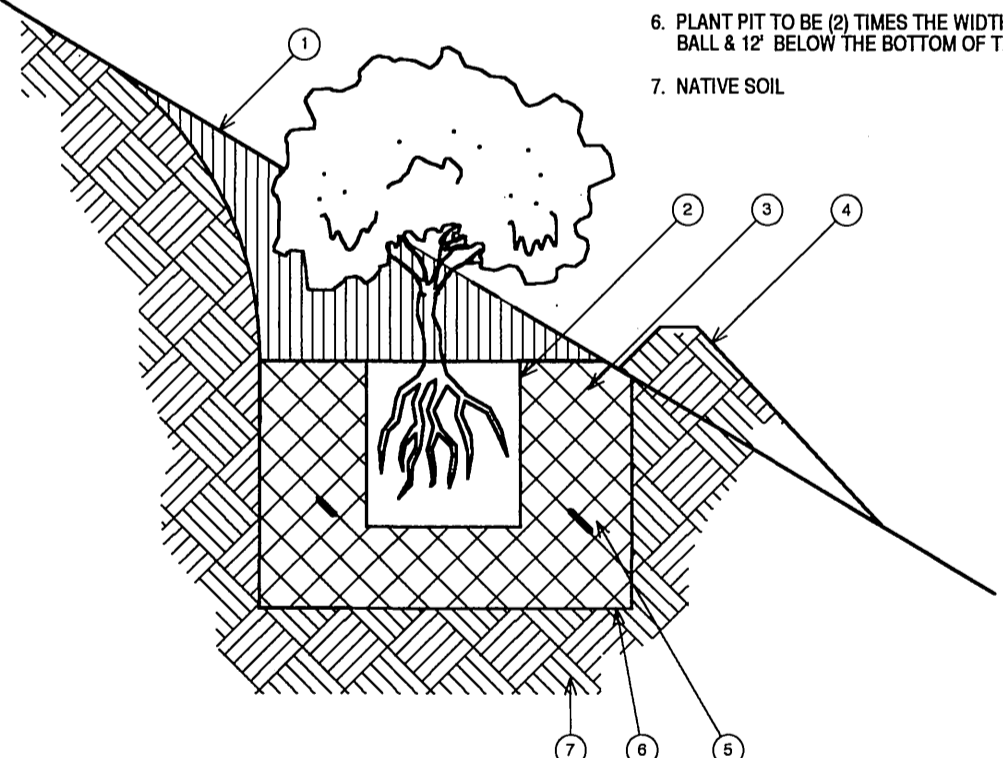


E SHRUB PLANTING

SCALE: N.T.S.

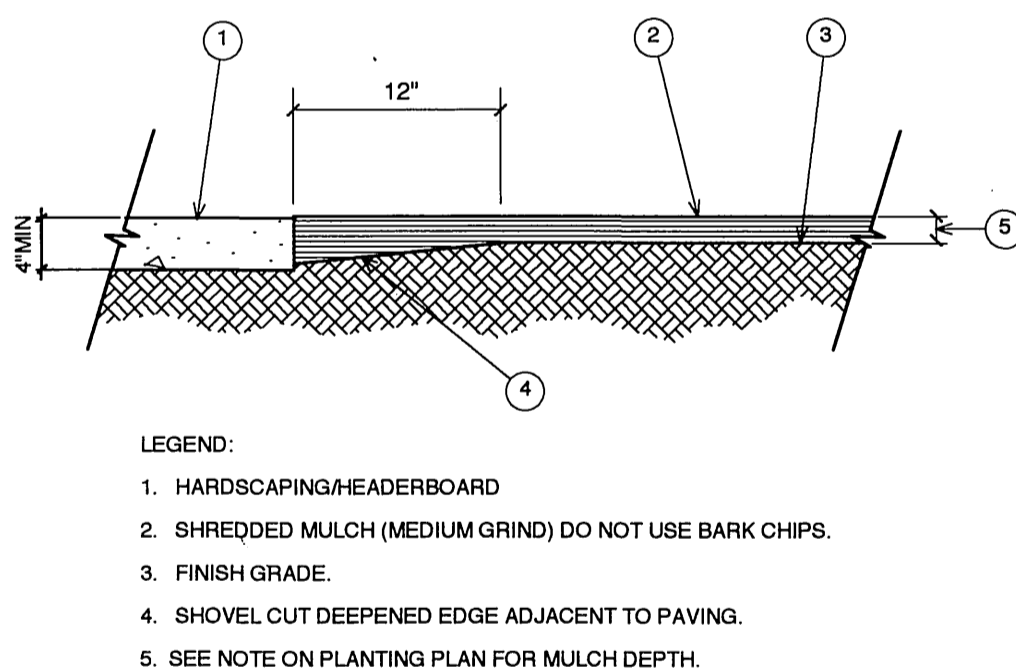
- NOTE:
1. UNTANGLE MATTED BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL WITH WATER FROM HOSE. DO NOT CRACK ROOT BALL.
2. PLACE "GROW-POWER" TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR OBSERVATION PURPOSES.

- LEGEND:
1. ORIGINAL GRADE
2. CONTAINER PLANT ROOT BALL
3. BACKFILL MIX PER SPECIFICATIONS
4. 3\"/>



F SHRUB PLANTING ON SLOPE

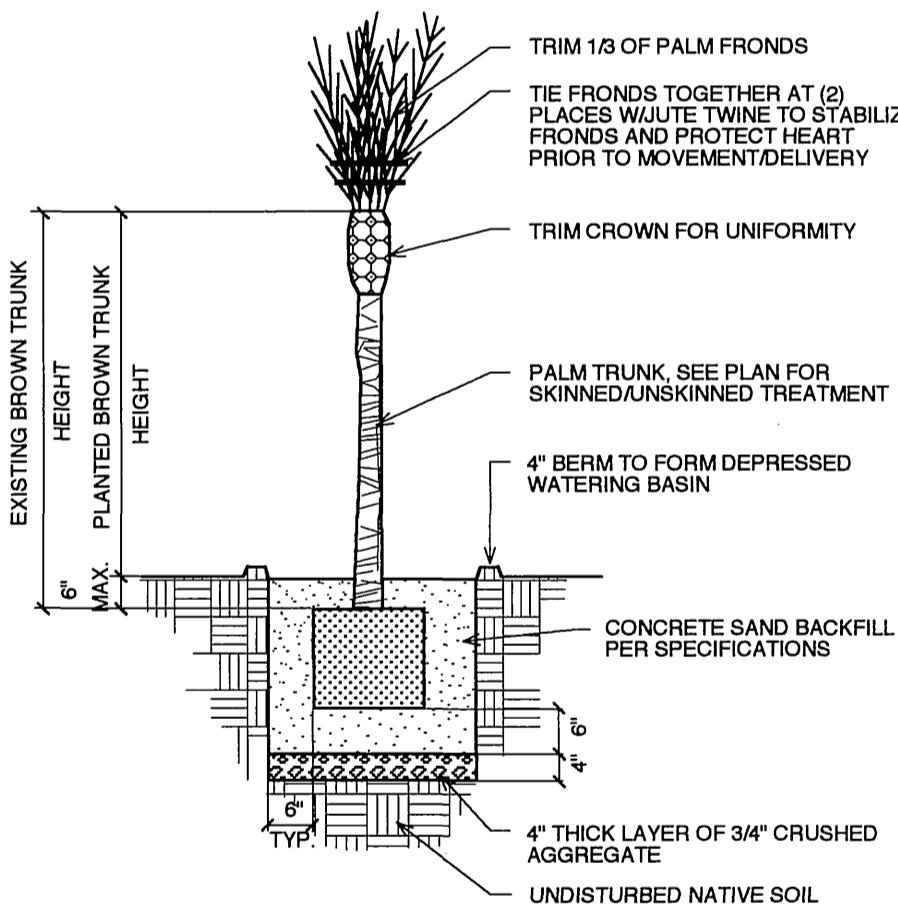
SCALE: N.T.S.



NOTES:
- MULCH UNDER TREES AND SHRUBS, AND BLEND INTO EDGES AT GROUND COVER AREAS.

G MULCH INSTALLATION

SCALE: N.T.S.



NOTE:
CONTRACTOR TO WATER PALM IN WITH VITAMIN B-1 PLANT TONIC TO REDUCE PLANT SHOCK.

H PALM TREE PLANTING

SCALE: N.T.S.

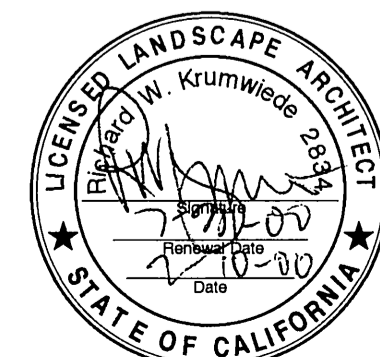
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422-4133

TWO WORKING DAYS BEFORE YOU DIG



CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	6/16/00	SE	R. McEnath
PARK DEPARTMENT	24/06/00	PS	PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION			
CHIEF P. W. ENGINEER	6/16/00	PS	
DESIGNED BY J.R.G.	DRAWN BY J.R.G.	CHECKED BY B.W.K.	DATE 6-12-2000

PLANTING DETAILS ALESSANDRO BLVD. & TRAUTWEIN RD. MEDIAN ISLANDS		ACCOUNT NO. R-3056-L2 P-5 SHEET 16 OF 18
HORIZ. SCALE: N.T.S.	VERT. SCALE: N.T.S.	

INDEXED 7-17-2000 4H

PC-3348-M2

CONCRETE

PART 1 - SCOPE OF WORK

1.01 WORK INCLUDED

Work includes, but is not limited to the following: Furnish all labor and materials, appliances, tools, equipment, facilities, transportation, and services necessary for installing all concrete work complete as indicated on the drawings and specifications including, but not limited to:

- A. Furnish and set all reinforcing steel, bolts and anchors.
- B. Install all items required by other trades which are to be cast into concrete.
- C. Concrete mow curbs, banding, poured in place walls, other flatwork, footings, pans and slabs for: walls, fencing, benches, controllers, docks, etc. where applicable.

PART 2 - GENERAL

All requirements of subsection 3.01, standard specifications for Public Works Construction, shall apply except as specified herein.

2.1 INSPECTION OF SITE

Examine related work and surfaces before starting work in this section. Report to the Landscape Architect in writing, site conditions which will prevent the proper provision of this work. Beginning the work in this section without reporting unsuitable conditions to the Landscape Architect constitutes acceptance of site conditions by the Contractor. Any required removal, repair, or replacement of this work caused by unsuitable conditions shall be done at no additional cost to Owner.

2.2 PROTECTION OF EXISTING CONDITIONS

Contractor shall acquaint himself with all site conditions. He shall take necessary precautions to protect existing site conditions. Should damage be incurred, this Contractor shall repair damage to its original condition or furnish and install equal replacement at its own expense, to the satisfaction of the Owner.

2.4 COORDINATION

- A. Cooperation On-Site: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and as efficiently as possible.
- B. Work With Other Trades: Coordinate with General Contractor terms of other trades to be furnished and set in place. Such portions of their work as all or in part embedded, built-in, attached to, or supported by the work shall be executed by them in ample time that progress of the work is not delayed. Any cutting or patching made necessary to comply with this injunction shall be done at the Contractor's expense.

2.5 APPROVAL

Wherever the terms "approve," "approval," or "approved" are used in the Specifications, they mean approval of the Landscape Architect, the Owner's Representative or their field representatives, or in writing.

2.6 SUBMITTALS

At least 10 days after award of contract, Contractor shall submit for approval samples and/or manufacturers' latest catalog cuts and specifications of the following prior to beginning work. Approved samples shall be standards for completing work.

- A. One 2-ft. x 2-ft. x 2-in. sample for each type of concrete finish and color at the job site.
- B. Color samples for expansion joint compounds.
- C. All submittal data shall be forwarded in a single package to the Landscape Architect within 15 days after award of the General Contract unless otherwise approved by the Landscape Architect and/or Owner's Construction Representative.

2.7 SUBSTITUTIONS

- A. Standard: Specific reference to manufacturers' names and products specified in this section are used as standards; this implies no right to substitute other material or methods without written approval of the Landscape Architect.
- B. Approval: Installation of any approved substitutions is Contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of Landscape Architect and without additional cost to Owner. Approval by Landscape Architect of substituted materials and/or dimensional drawings do not waive these requirements.

PART 3 - MATERIALS

Materials shall be of first quality and of domestic manufacture as noted below:

- A. Portland cement shall conform to ASTM-C150, Type I or Type II.
- B. Concrete aggregate shall conform to ASTM-C33.
- C. Water shall be clean, free from strong acid, alkali, oil or organic matter.
- D. Admixture for all formed concrete shall be Sika Chemical Corp.'s "Plastiment", or approved equal, applied in strict accordance with manufacturer's directions.
- E. Reinforcement: reinforcing steel ASTM-A16 and ASTM-A305 Wirefabric: ASTM-A185
- F. Forms:
- 1. Lumber shall be "construction grade" Douglas fir.
- 2. Plywood for forming of concrete which is exposed shall be Plyform. All plywood used for forming shall be at least 5/8" stock thick and edge sealed.
- G. Expansion joint filler shall conform with ASTM-D1751 (premixed).

PART 4 - EXECUTION

4.01 CONCRETE DESIGN MIX

- A. Contractor assumes responsibility for the design mix and guarantees the specified ultimate strength as indicated or specified herein.
- B. Concrete, minimum 28-day ultimate strength shall be 2000 PSI.
- C. Ready-mixed concrete shall conform to ASTM-C84.

4.02 CONCRETE PROPORTIONS & CONSISTENCY

- A. The proportions of aggregate to cement shall provide a dense mixture which will readily work into all corners of the forms and around all reinforcements without any segregation of the materials, cause excess free water to collect on the surface or cause excessive bleeding of the forms.
- B. The recommended practices of the American Concrete Institute shall be followed in all applicable procedures. The maximum slump shall not exceed (4") four inches for footings, slabs on grade, and mass concrete; 5 inches for foundation walls.

4.03 CONCRETE APPROVAL

The concrete quality, proportions, consistency, etc., is subject to the approval of Owner, and no changes shall be made without prior written approval.

4.04 FORMWORK

- A. Forms for concrete work shall be either metal or wood. Forms that are warped or that do not have a smooth straight upper edge shall not be used. Forms shall be set with the upper edge of the board 1/2 inch above line and grade and shall be staked rigidly in place with stakes set not more than four feet (4') apart so as to remain immovable throughout the construction. All forms shall be approved by Owner within a tolerance of one percent (1%). All materials shall be accurately and separately weighted and mixing shall continue until the distribution of material is uniform and the mass of concrete is homogeneous.
- B. Two and one-half (2 1/2) gallons of water per cubic yard, shall be withheld from the mix at the plant, and all or a portion may be added to the mix at the job site as directed by the inspector. The concrete shall be mixed at least 5 minutes after such water is added and not less than 3 minutes of this time shall be immediately prior to the discharge of the batch. Total mixing time after adding original water shall be at least 15 minutes.
- C. Concrete which is not placed within 90 minutes after the introduction of cement and water, and concrete which has stood for 30 minutes after leaving the mixer, shall not be used.

4.05 REBAR

Reinforcing bar shall be spliced with 40 bar diameters minimum overlap.

4.06 CONVEYING AND PLACING

- A. Before pouring, all forms shall be thoroughly cleaned and made tight. The bottom of trenches shall be wet down before pouring footings; earth shall not be muddy at the time of pouring. Concrete shall not be placed until reinforcements, rough hardware, and forms are approved by Owner.
- B. Before depositing new concrete against old concrete, all balance shall be removed, and the surfaces roughened to expose the embedded aggregate. The surfaces shall then be covered with cement grout, using the specified mix with 1/2 of the coarse aggregate omitted, 1-1/2 inches thick.
- C. Conveying and placing of concrete shall be done so as to prevent separation of ingredients, and in no case shall the free fall exceed 6 feet. Tremies shall be used as required. Surfaces of concrete shall be kept reasonably level, with a minimum amount of concrete being allowed to flow after being placed. Placing shall be performed as a continuous operation until each section is completed.
- D. Concrete shall be spread and vibrated with mechanical vibrators to a maximum subsidence, without separation of ingredients. The moving of concrete by vibration will not be permitted.

4.07 COLORED CONCRETE

Integral color and Dust-On color hardener shall be as specified on plans and details.

4.08 GROUTING

- A. Grout shall be composed of one part Portland Cement and two parts of fine aggregate by volume. Materials shall be mixed dry and water added just sufficient to make the mixture flow under its own weight.
- B. For dry lamp cement grout, a minimum of water shall be added to the mix so that when wet sample is squeezed hard in the hand, surface moisture, but no free water, shall appear on the sample. Do not mix more than can be used in 30 minutes.

4.09 CURING AND PROTECTION

- A. All exposed surfaces of concrete shall be protected from damage due to temperature, elements, and construction operations.
- B. Curing shall be as follows:
 - 1. All exposed surfaces of concrete shall be protected from premature drying and freshly placed concrete shall be protected against wash by rain. All concrete shall be kept wet for a period of ten days after placing. In order that curing water may reach both surfaces of walls, the forms shall be loosened and water shall be poured over the tops of the walls and allowed to run down between the concrete and the forms.
 - 2. All liquid curing compounds shall be used in accordance with the manufacturer's recommendations and shall not be used on surfaces receiving concrete hardener.

4.10 DEFECTIVE CONCRETE

- A. Concrete which is not in accordance with these specifications, out of line, level, or plumb; showing structural cracks, rock pockets, voids, spalls, honeycombing, exposed reinforcing or other damaged surfaces shall be considered as defective.
- B. All lines and irregularities shall be removed from exposed concrete surfaces while the concrete is still green. Where patching is required, all loose and uniform concrete shall be removed prior to patching.

4.11 CONCRETE FINISHES

Flat surfaces shall be screeded to the required levels and slopes and then any excess water or balance removed. Concrete shall be compacted with a grid tamper and then trowled to a true and level surface within the tolerance of 1/8-inch along a 10-inch straight edge. Contractor shall ensure positive drainage on all flatwork. See Plans for concrete finish in landscape areas.

PAINTING

PART 1 - SCOPE OF WORK

1.01 WORK INCLUDED

Furnish all labor, tools, equipment, materials, transportation, and perform all operations necessary and incidental to proper execution and completion of all painting work in accordance with the Drawings and Specifications. Such work includes, but is not limited to, the following:

- A. Handrails
- B. Miscellaneous metals
- C. Wood overhead structures
- D. Decks
- E. Fencing

1.02. RELATED WORK IN OTHER SECTIONS

The following items of associated work are included in other sections of these Specifications:

- A. Shop paint of steel materials and miscellaneous metal items

PART 2 - GENERAL

2.01 SUBMITTALS

Before beginning work, prepare for approval a sample of each color and finish required. Such samples, when approved, shall constitute standards for color and finish for acceptance of completed work. Samples shall be made upon materials corresponding with those to be finished on the site. All work shall match the approved colors and samples. Submit samples for the Landscape Architect 15 days prior to construction for approval.

2.02 PRODUCT HANDLING

All painting materials shall be delivered to the site in the manufacturers' original containers with labels intact and seals unbroken. They shall be stored in a safe place, in accordance with current local regulations. All necessary precautions shall be taken to avoid danger of fire.

2.03 ENVIRONMENTAL CONDITIONS

Surfaces shall be painted only when they are free from moisture. No painting of exterior surfaces shall be done less than 72 hours after a rain, nor during periods of dew or fog. Resaving surfaces shall be properly dried out before proceeding with the work. No painting shall be done when temperature is below 50 degrees.

2.04 SCAFFOLDING AND PROTECTION

Furnish, maintain and remove all scaffolding and ladders required for this work, and all drop clothes for the protection of walks, fixtures, or other surfaces not to be painted. Painted and finished surfaces subject to damage or dislodgment shall be properly protected and covered. Contractor shall be responsible for any and all damage to painted work, and to that of other work caused by operations under this Section. part 3 - materials

3.01 MANUFACTURERS

- A. Materials are specified by brand names to establish a standard of quality. The Landscape Architect will consider substitutions for brand names of products specified, provided the procedures set forth for substitutions and submittals are followed. The Landscape Architect reserves the right to select any material which, in his opinion, will not produce the quality of work specified herein. The term "paint" as used herein includes enamel, paints, stains, varnishes, emulsions, lacquers and sealers. The following manufacturers' products and numbers constitute the standards for the primer and finish coats of the paint hereinafter specified:
 - 1. Primer: Federal Specification TT-P-86, Type II (red leadalkyd type) or TT-P-645 (zinc chromate type) to be compatible with finish coat.
 - 2. Finish Coats: Enamel, paint, stain, varnishes, emulsions, lacquers and sealers shall be as specified on plans and details.

3.02 COLOR AND LIFE OF FINISH

- A. Colors shall be selected by Landscape Architect. Owner reserves the right to change colors to match and/or contrast building colors up to and including time of execution.
- B. Color of all surfaces finished under this Section shall, at the end of one year, have remained from serious fading, and no variations will be allowed. All materials shall then have adhesion to the end of one year, and there shall be no evidence of blisters, running, peeling, sealing, chalking, streaks or strains at the end of this period.

3.03 MATERIALS FOR GENERAL USE

Thinner, linseed oil, or other solvents required shall be as recommended by each manufacturer for his respective product.

PART 4 - EXECUTION

4.01 SURFACE PREPARATION

- A. Painting: No painting or finishing shall be started until the surfaces to be painted or finished are in proper condition in every respect. Surfaces that cannot be properly prepared by the painter for finishing shall not be painted or finished until they are rectified, unless instructed otherwise by the Landscape Architect.
- B. Cleanliness: Surfaces to be painted shall be clean and free of dirt, dust, and any other substance which might interfere with the application of the paint. All surfaces to be painted shall be in proper condition to accept, and assume the proper adhesion and functioning of, the particular painting or coating specified.
- C. Notification: Surfaces which cannot be prepared or painted as specified shall be immediately brought to the attention of the Landscape Architect. Stopping of work without such notification will be considered acceptance by Contractor of the surfaces involved. Contractor will be required to replace any unsatisfactory work caused by improper or defective surfaces, as directed by the Landscape Architect, at no additional cost to the Owner.

4.02 WORKMANSHIP AND APPLICATION

- A. Quality: All painting shall be done by skilled and experienced craftsmen working under the supervision of a capable foreman. All workmanship shall be of the highest quality and to the complete satisfaction of the Landscape Architect. All materials shall be applied in accordance with the manufacturers' directions, and materials shall be thinned only in compliance with the manufacturers' specifications.
- B. Preparation: All material shall be evenly brushed, rolled or smoothly trowled on without runs or sagging and free from drops, ridges, rags, and brush marks. No coats shall be applied until any previously applied coats have thoroughly dried. Sand surfaces between coats as necessary to produce a smooth finish.
- C. Application shall be as follows:
 - 1. Paint: Two coats to match color of buildings - color to be selected by Owner.
 - 2. Primer: Two coats - one coat shop applied and one coat site applied.
 - 3. Unless otherwise instructed, all paints and primers shall be sprayed or rolled on-site.
- D. Finished Product: Completed painted surfaces shall be free of blistering, running, peeling, scaling, streaks or stains, and the colors of all surfaces shall remain free from fading and uniform in color.

4.03 CLEANUP AND CLEANING

- A. Safety/Cleanliness: Upon completion of the painting work, Contractor shall remove from the premises and dispose of all scaffolding and equipment, surplus material, empty containers and other debris resulting from Contractor's operations. The site shall be left clean and neat in all respects.

PART 5 - WARRANTIES

In addition to manufacturers' guarantees or warranties, all work shall be warranted for one year from the date of Final Acceptance against defects in materials and workmanship by Contractor. Warranty shall also cover repair of damage to any part of the premises resulting from defects in materials and workmanship to the satisfaction of the Owner.

END OF SECTION



				CITY OF RIVERSIDE				CONSTRUCTION SPECS				ACCOUNT NO.	
				PUBLIC WORKS DEPARTMENT				ALESSANDRO BLVD. & TRAUTWEIN RD. MEDIAN ISLANDS				R-3056-L2	
				APPROVED BY		DATE		BY		APPROVED BY		S-1	
				PRINCIPAL ENGINEER		6/4/00		R. McSwartz		PUBLIC WORKS DIRECTOR		SHEET 17 OF 18	
				PARK DEPARTMENT		05/10/00		RCS					
				TRAFFIC DIVISION									
MARK				REVISIONS		APPR.		DATE		CHIEF P. W. ENGINEER		DATE 6-12-2000	
DESIGNED BY JRG				DRAWN BY JRG		CHECKED BY B.W.K.				HORIZ. SCALE: N.T.S.		VERT. SCALE: N.T.S.	

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